

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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To view our Properties on the Internet:

www.bmhestateagents.com

www.rightmove.co.uk

www.onthemarket.com

www.zoopla.co.uk

PROPERTY FOR SALE

10 THE MEWS HOPE STREET, CLEETHORPES

PURCHASE PRICE £69,995 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

A

PURCHASE PRICE

£69,995

TENURE

We understand the property to be Leasehold with a 99 year lease from 6th April 1986 and this is to be confirmed by the solicitors



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BMH Estate Agents & Property Management Limited
Registered in England No. 4782567



10 THE MEWS HOPE STREET, CLEETHORPES

*****CASH BUY ONLY*****

Bettles, Miles and Holland are pleased to offer for sale with no chain and a cash buy only this first floor flat located in the heart of Cleethorpes and is a few minutes walk from the sea front. The flat comprises of a communal entrance, a hall, a lounge, a fitted kitchen, a bathroom and two bedrooms. The flat benefits from u.PVC double glazing, gas central heating and parking. This flat is Leasehold with a 61 Lease remaining.

*****Please note that any services, heating system or appliances have not been tested and no warranty can be given or implied as to their working order.*****

COMMUNAL ENTRANCE

From the car park through the door into the communal entrance with stairs and access to all flats.

HALL

Through a hardwood door into the hall where doors to all rooms lead off, a central heating radiator and an intercom telephone. Two storage cupboards, laminate flooring, loft access and a light to the ceiling.



LOUNGE

13'2 x 13'2 (4.01m x 4.01m)

With two u.PVC double glazed windows, a fire surround with a marble back and hearth, a central heating radiator, a light and coving to the ceiling.



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KITCHEN

13'2 x 10'10 (4.01m x 3.30m)

With a range of white wall and base units, contrasting work surfaces and tiled reveals, a stainless steel sink unit with a chrome mixer tap. There is plumbing for a washing machine, space for a cooker and an under counter fridge. A u.PVC double glazed window, a cupboard housing the central heating boiler, a central heating radiator, vinyl to the floor and spotlights to the ceiling.



BATHROOM

7'9 reducing to 4'11 x 7'4 reducing to 2'10

(2.36m reducing to 1.50m x 2.24m reducing to 0.86m)

The bathroom comprising of a panelled bath with chrome taps and a plumbed shower over, a pedestal wash hand basin with chrome taps and a toilet. A u.PVC double glazed window, fully tiled walls and floor, a central heating radiator and a light to the ceiling.



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BEDROOM 1

10'7 x 11'5 (3.23m x 3.48m)

This double bedroom with a u.PVC double glazed window, a central heating radiator, a light and coving to the ceiling.



BEDROOM 2

8'6 x 10'7 (2.59m x 3.23m)

With a u.PVC double glazed window, a central heating radiator, a walk-in cupboard, a light and coving to the ceiling.



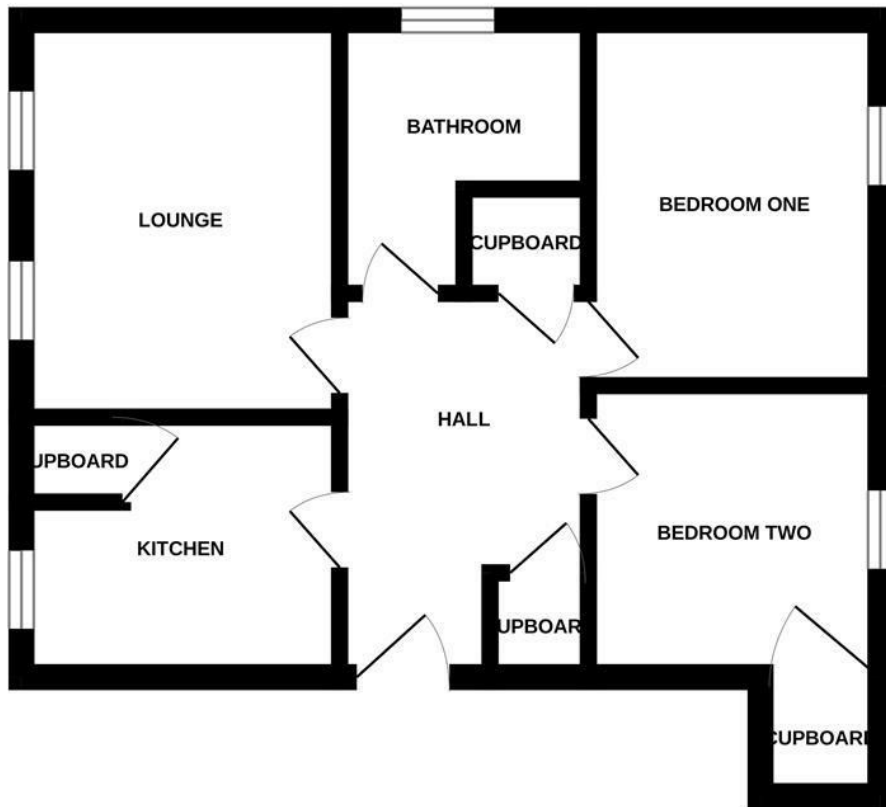
OUTSIDE

To the front there is a blocked paved private parking area.

LEASE


This property is Leasehold with a 99 year lease from 6th April 1986 and the current ground rent is £100:00 per annum.

GROUND FLOOR




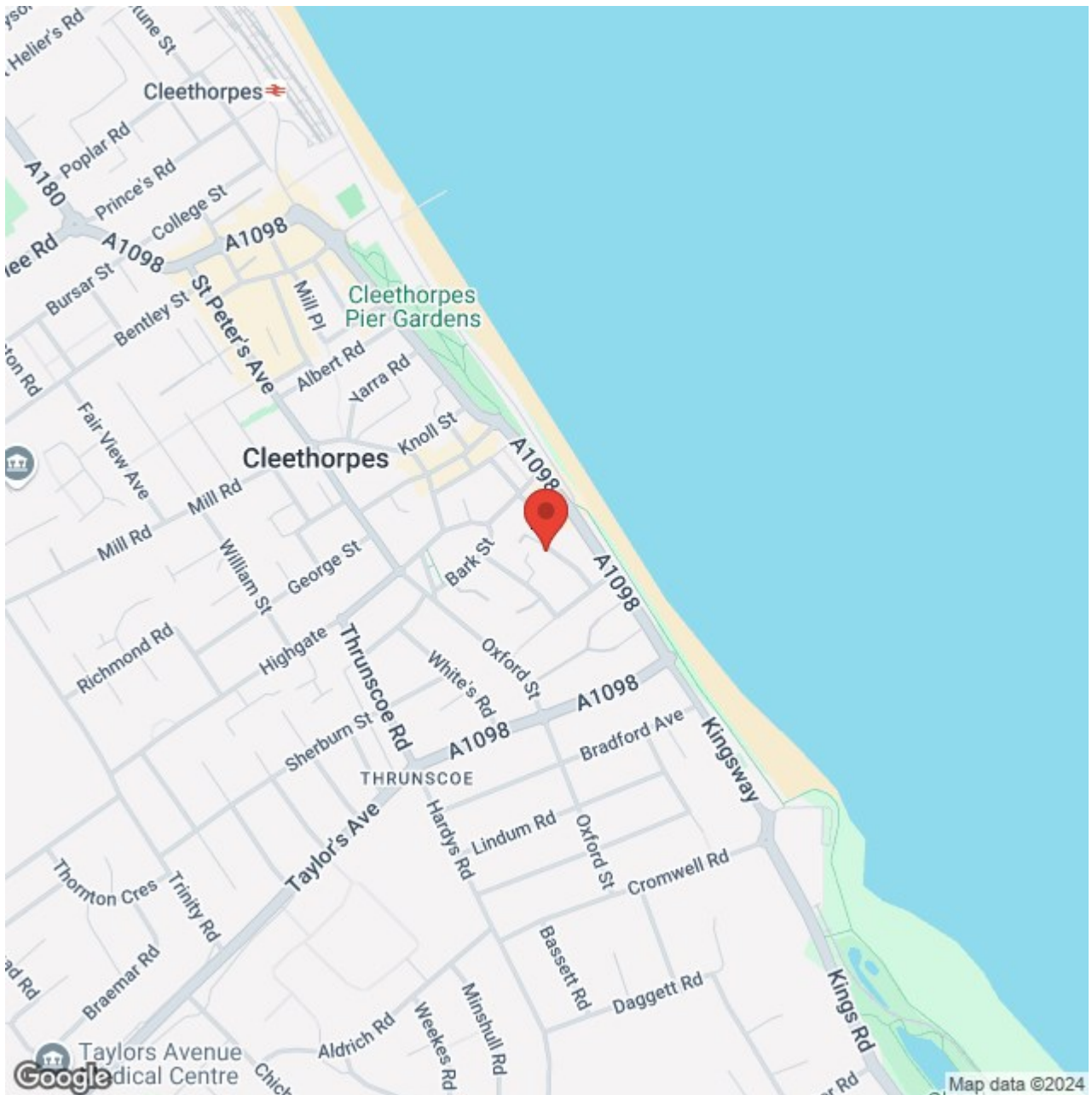
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



ADDITIONAL NOTES

FREE VALUATIONS:

We offer a free valuation with no obligation, just call the office on 01472 698698 and ask for your free valuation, we are flexible with our times.

B.M.H. PROPERTY MANAGEMENT.

We offer a letting/management service:-

Four weekly payments / Regular inspections / credit checks / Our monthly fee is 12% **Inclusive of VAT** (i.e. 10% + V.A.T.) Call us if you are interested.

MORTGAGE ADVICE

WE CAN OFFER INDEPENDENT MORTGAGE ADVICE

Our local broker James Welham can help you find the best mortgage to suit you providing personal face to face expert advice either at our office or in the comfort of your own home.

Contact our office for further details on 01472 698698 or speak to James Welham directly on 07710 548 379 or james@jdwassociates.co.uk.

Bettles, Miles and Holland Estate Agents is an introducer to JDW Associates, which is an appointed representative of Lakeside Wealth Management Limited, which is authorised and regulated by the Financial Conduct Authority 458204.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

They normally charge a fee for mortgage advice. The amount will depend on your circumstances. A typical fee would be £99 payable upon application and further £300 payable on production of offer.

(BMH may recommend the services of James Welham JDW Associates but it is entirely sellers/potential buyers own decision to use the services and they are under no obligation to do so. BMH receive a referral fee/benefits worth £75 per mortgage completion. This has NO effect on the price sellers/potential buyers pay for the Mortgage Advice. It is purely an agreement between BMH and James Welham.)

STATUTORY NOTICE: YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

*** ALL MEASUREMENTS STATED ARE APPROXIMATE.**

Please note that none of the apparatus, equipment, whether gas or electrical have been tested and that we cannot verify that they are in full working order. We have done our utmost to provide fair, decent and honest information, we will not accept liability for any errors regarding measurements, council tax band, tenure etc, as they are for your general use only and not to be relied upon. We advise that you make your own enquiries. Should a purchaser require inspections or quotes for works on a property due to survey results, although we are only too pleased to recommend firms, we will not be held responsible for any works carried out before or after completion, or works not detected by the firms in question, they are only recommendations and have no connection with Bettles, Miles & Holland