

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

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### PROPERTY FOR SALE

### GFF 2 WINDSOR ROAD, CLEETHORPES

**PURCHASE PRICE £110,000 - NO CHAIN**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

A

#### PURCHASE PRICE

£110,000

#### TENURE

We understand the property to be Leasehold with a 125 year lease from 11/10/1982 and this is to be confirmed by the solicitors



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



## GFF 2 WINDSOR ROAD, CLEETHORPES

Located in the heart of Cleethorpes, this charming ground floor flat on Windsor Road is a gem waiting to be discovered. Boasting a cosy lounge, a well-equipped kitchen, two inviting bedrooms, and a modern wet room, this property offers comfort and convenience in one package.

With no chain attached, this flat is a hassle-free opportunity for those looking to settle in a vibrant community close to local amenities. The double glazing and gas central heating ensure warmth and energy efficiency throughout the year, making it a practical choice for any homeowner.

Whether you're a first-time buyer, downsizer, or investor, this property is a versatile option that caters to various needs. Don't miss the chance to make this flat your own - book a viewing today and witness the potential this lovely home has to offer.

### **ENTRANCE HALL**

Through a u.PVC double glazed door into the hall with a u.PVC double glazed window, doors to all rooms lead off. There is laminate to the floor, two built in cupboards, a central heating radiator, spot light and coving to the ceiling.

### **LOUNGE**

18'10 x 11'3 decreasing to 8'6 (5.74m x 3.43m decreasing to 2.59m)

The lounge is to the rear of the flat with a u.PVC double glazed windows to the rear and side, a central heating radiator, a wall mounted pebble effect electric fire, a light and coving to the ceiling.



### **KITCHEN**

11'5 x 7'3 (3.48m x 2.21m)

The kitchen with a range of cream wall and base unit, contrasting work surfaces and tiled reveals, a stainless steel sink unit with a chrome mixer tap. There is a built in electric oven, a gas hob with a housed extractor fan above, plumbing for a washing machine and there is space for an under counter fridge. A u.PVC double glazed window and door, a built in cupboard, a central heating radiator, a tiled floor, spot lights and coving to the ceiling.



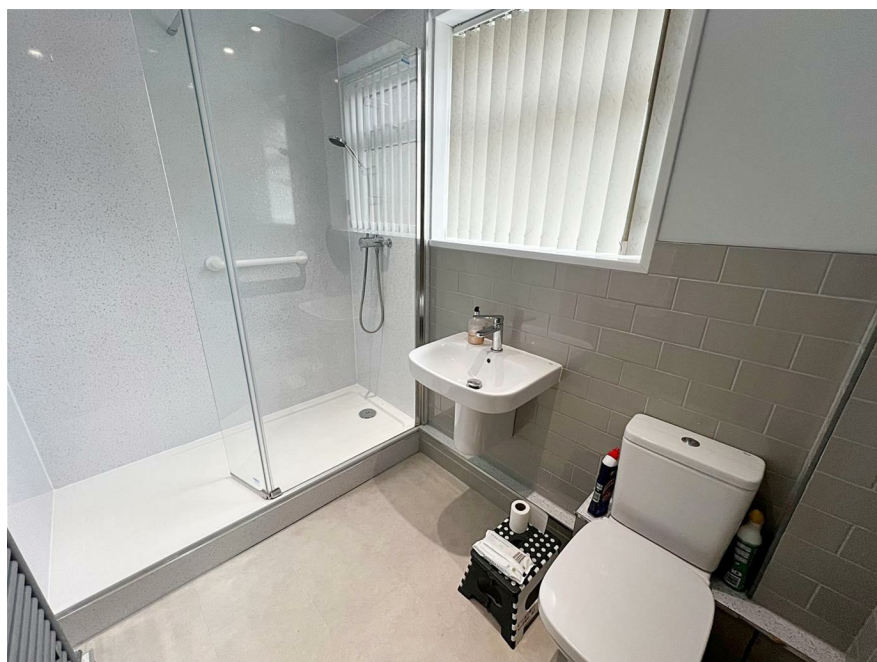
**KITCHEN**



**SHOWER ROOM**

4'11 x 7'10 (1.50m x 2.39m)

With a walk-in shower with a glass screen, a wall hung sink with a chrome mixer tap and a toilet with a central chrome flush. A u.PVC double glazed window, there is Mermaid boarding to the shower area and part tiled walls. A grey ladder style central heating radiator, a tiled floor and spot lights to the ceiling.



## GFF 2 WINDSOR ROAD, CLEETHORPES

### **BEDROOM 1**

10'3 x 11'8 (3.12m x 3.56m)

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



### **BEDROOM 2**

7'7 x 10'3 decreasing to 7'10 (2.31m x 3.12m decreasing to 2.39m)

Another double bedroom with a u.PVC double glazed window, a built in cupboard, a central heating radiator, a light and coving to the ceiling.

### **OUTSIDE**

The flat benefits from front and rear gardens with the front garden having a walled boundary and is laid to lawn. There is a pathway that leads to main entrance door.

The rear garden has fenced boundary and has a large decked area ideal for entertaining and a lawned area to the side. There are two purpose built outdoor sheds.



## GFF 2 WINDSOR ROAD, CLEETHORPES

### OUTSIDE



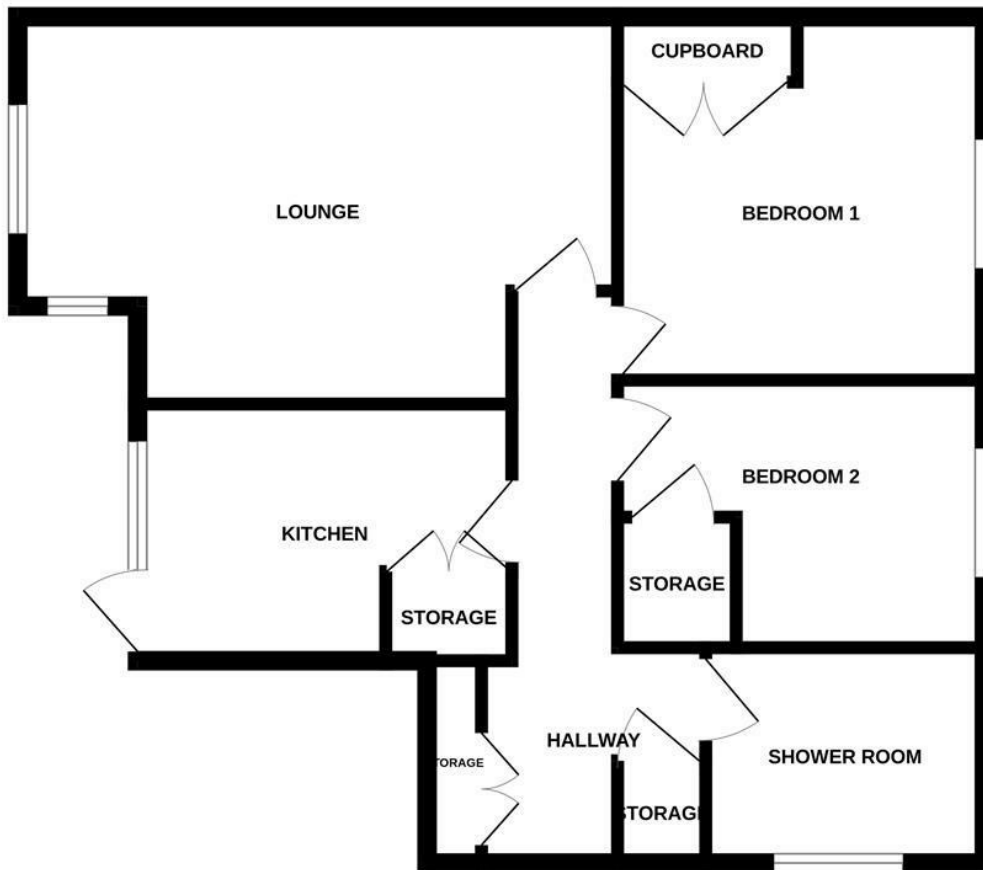
### LEASE

125 year lease from 11th October 1982

Ground rent is £10:00 per annum


buildings insurance currently £40:00 per annum \*\*\*this is subject to change\*\*\*

## GROUND FLOOR




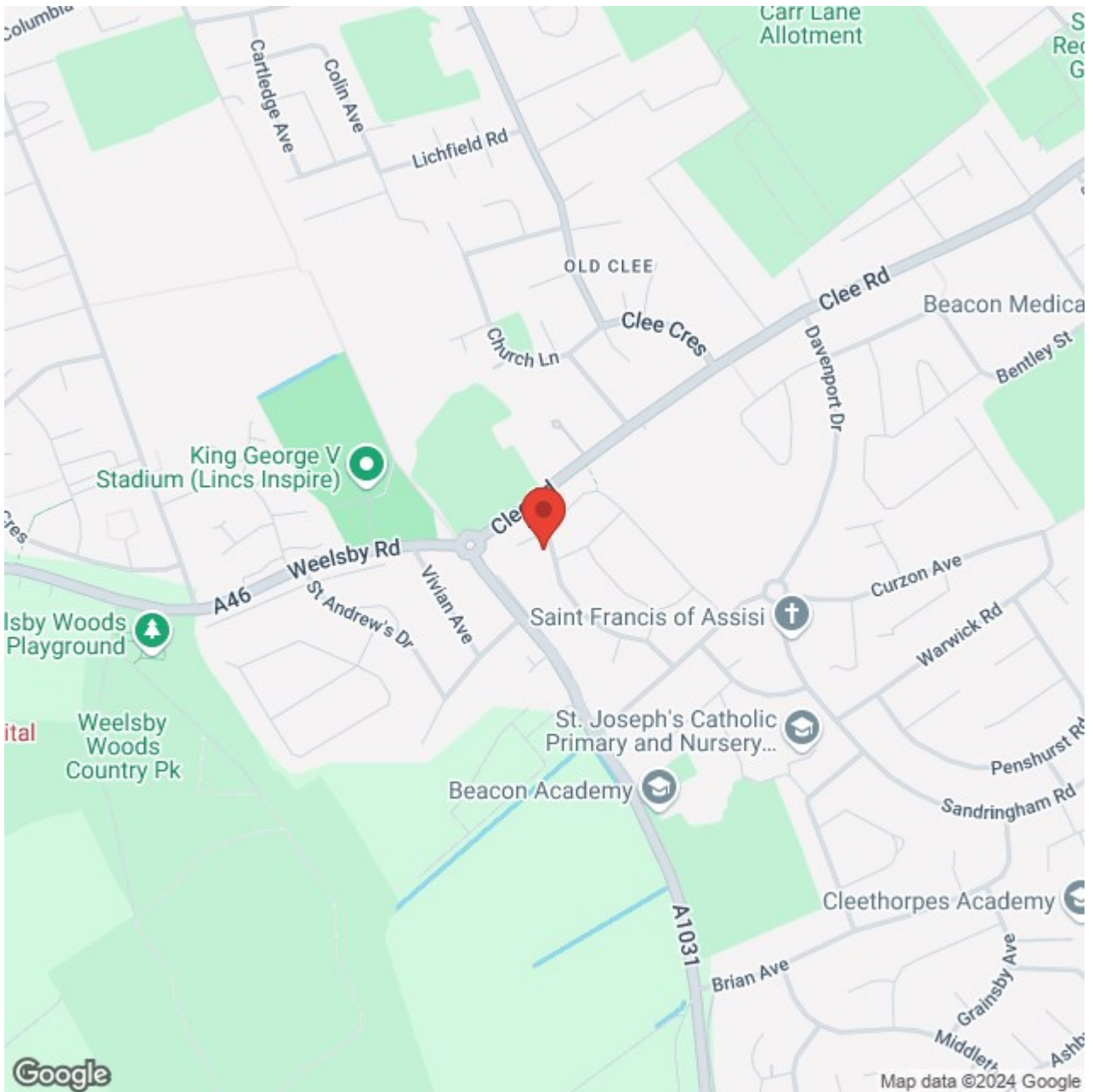
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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