

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

7 ARUNDEL PLACE, 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 1st February 1982 and this is to be confirmed by the solicitors



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BMH Estate Agents & Property Management Limited
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7 ARUNDEL PLACE, CLEETHORPES

Nestled in the charming area of Arundel Place, Cleethorpes, this delightful ground floor flat presents an excellent opportunity for those seeking a comfortable and convenient living space. Offered for sale with no chain, this well-maintained property is ideally situated close to local amenities and the picturesque sea front, making it perfect for both relaxation and recreation.

Upon entering, you will find a spacious lounge that invites natural light, creating a warm and welcoming atmosphere. The flat boasts two well-proportioned bedrooms, providing ample space for rest and relaxation. The modern bathroom is thoughtfully designed, ensuring both style and functionality.

The well-fitted kitchen is a highlight of the property, equipped to meet all your culinary needs. Additionally, the flat benefits from double glazing and gas central heating, ensuring a cosy environment throughout the year.

One of the standout features of this property is the large, beautifully maintained garden, offering a serene outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air.

This flat is sold as seen, making it an ideal choice for first-time buyers or investors looking for a low-maintenance property in a desirable location. With its combination of comfort, convenience, and charm, this ground floor flat in Cleethorpes is not to be missed.

ENTRANCE HALL

Through a u.PVC double glazed door into the hall with a double glazed window, a cupboard housing the meters and a cupboard housing the central heating boiler. A central heating radiator, beams and a light to the ceiling.

KITCHEN

The kitchen with a range of cream wall and base units, contrasting work surfaces and tiled reveals, a stainless steel sink unit with a chrome mixer tap. A housed electric oven, an integral gas hob with a housed extractor and there is plumbing for a washing machine. Sliding patio doors lead into the garden, two central heating radiators, light and coving to the ceiling.



7 ARUNDEL PLACE, CLEETHORPES

KITCHEN



LOUNGE

The spacious lounge with sliding patio doors leading into the garden, a double glazed window to the side, a brick fireplace with a tiled hearth and a wooden mantel and there is a gas fire within. A central heating radiator, a light, coving and a ceiling rose to the ceiling.



7 ARUNDEL PLACE, CLEETHORPES

LOUNGE



BEDROOM 1

This double bedroom is to the front of the flat with a double glazed window, a central heating radiator, a built in cupboard, a light, coving and a ceiling rose to the ceiling.



7 ARUNDEL PLACE, CLEETHORPES

BEDROOM 2

Bedroom two is to the front of the flat with a double glazed window, a central heating radiator, a light and coving to the ceiling.



BATHROOM

The bathroom with a white cabinetised sink and toilet with chrome fittings, a walk-in shower with a glass screen. A double glazed window, PVC boarding to the walls, a white ladder style radiator and there is spotlights to the ceiling.



7 ARUNDEL PLACE, CLEETHORPES

OUTSIDE

To the front of the flat there is a tree lined boundary and double wrought iron gates and is laid to concrete. There is wooden gates leading to the side and rear of the property and access to the flats.

The rear garden has a fenced boundary and is a real hidden gem. The garden is beautifully maintained and is a fabulous size for the flat. It is mainly laid to lawn with established borders of trees, plants and shrubs.

There is a brick outbuilding/store with a wooden door, a wooden and glazed window and a u.PVC double glazed window and there is power within.



OUTSIDE



7 ARUNDEL PLACE, CLEETHORPES

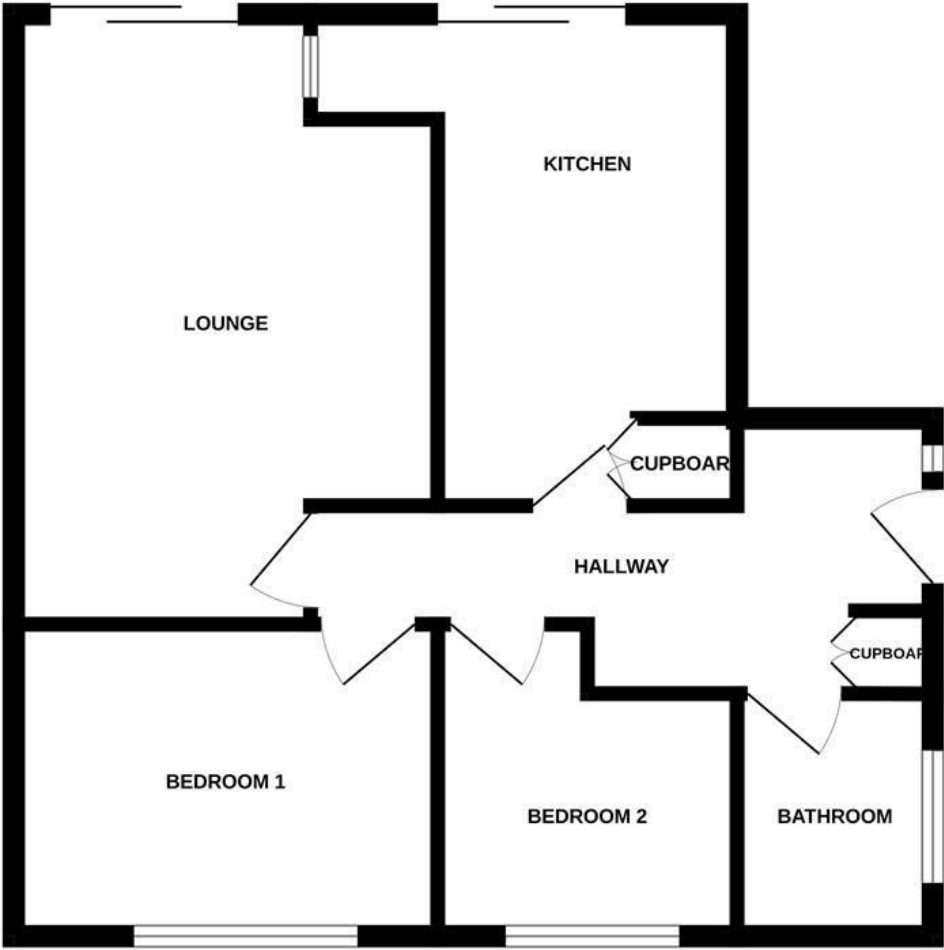
OUTSIDE



OUTSIDE

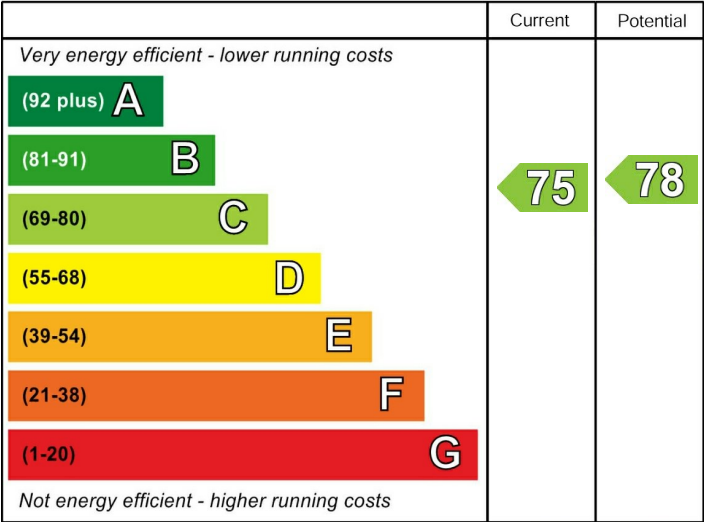


GROUND FLOOR



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

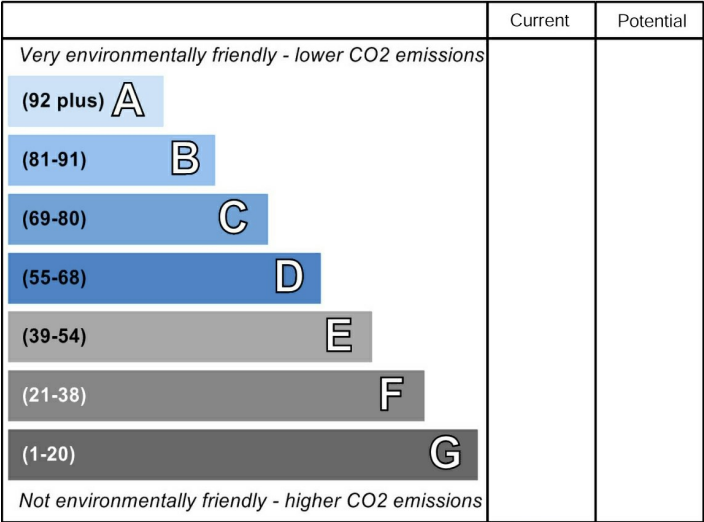


England & Wales

EU Directive
2002/91/EC

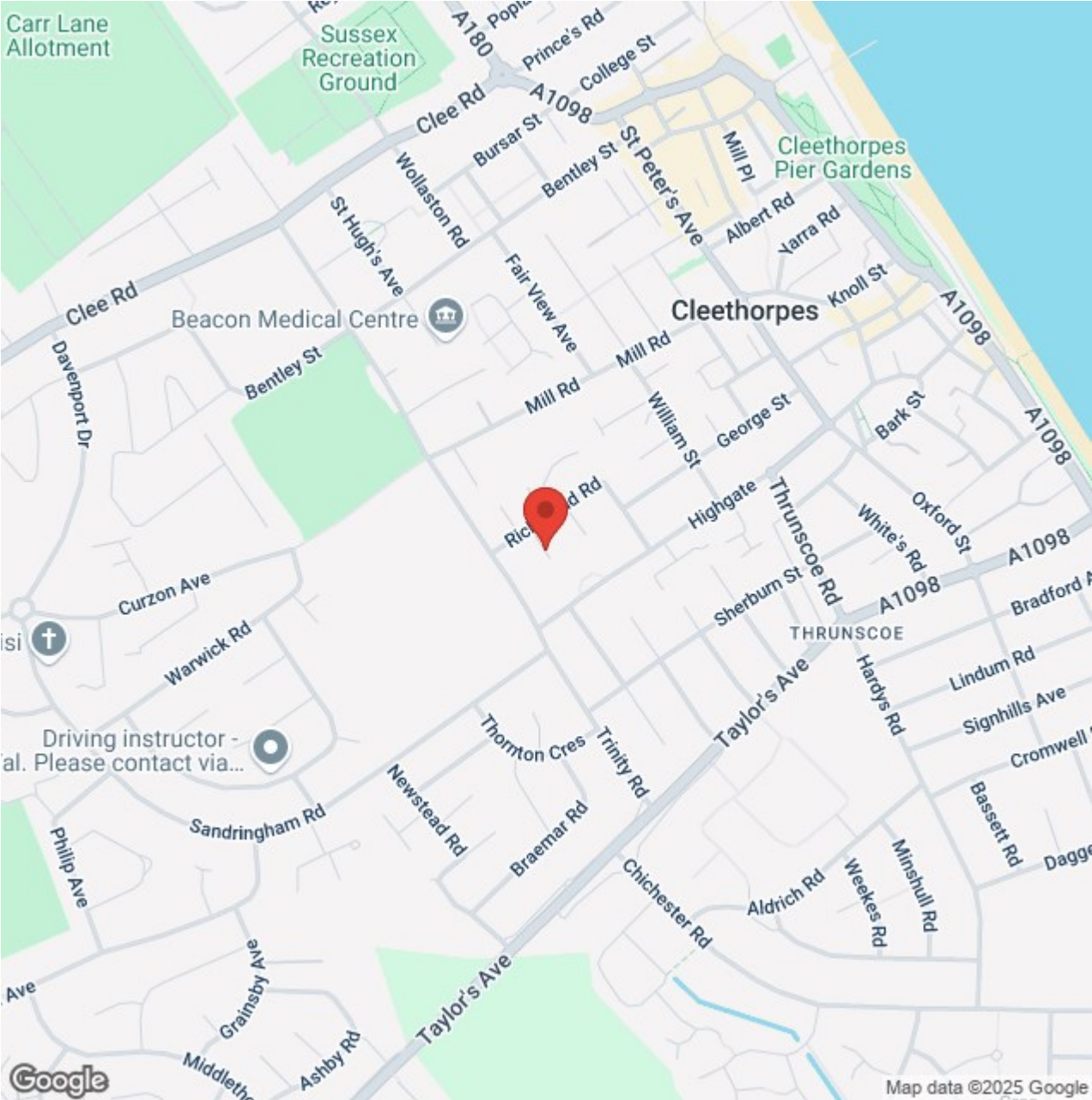


Environmental Impact (CO₂) Rating



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.

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We offer a letting/management service:-

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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 of £495 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.)

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*** ALL MEASUREMENTS STATED ARE APPROXIMATE.**

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