

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

Registered Office: 15 SEAVIEW STREET, CLEETHORPES, NORTH EAST LINCOLNSHIRE, DN35 8EU

Telephone: (01472) 691455 / 698698

Email: info@bmhestateagents.co.uk

To view our Properties on the Internet:

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PROPERTY FOR SALE

APARTMENT 20 SUMMERFIELDS KINGS ROAD, CLEETHORPES

PURCHASE PRICE £129,950 - NO CHAIN



VIEWING

By appointment with this office

COUNCIL TAX BAND

A

PURCHASE PRICE

£129,950

TENURE

We understand the property to be Leasehold, with a 189 year lease from 5th April 1978



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



APARTMENT 20 SUMMERFIELDS KINGS ROAD, CLEETHORPES

Bettles, Miles and Holland are pleased to offer for sale with no chain this first floor apartment in Summerfields which is an over 55's development, with sea views and is across the road from the beach and the sea front and all that it has to offer. The apartment which has been freshly painted and had new carpets fitted comprises of, a communal entrance, stairs to the first floor, inside the apartment there is a hallway, a spacious lounge, a fitted kitchen, a modern bathroom with an electric shower and two bedrooms. The apartment benefits from u.PVC double glazing and gas central heating with a new boiler being fitted in February and there are beautiful communal gardens to enjoy.

*****We understand the property to be Leasehold, with a 189 year lease from 5th April 1978*****

The current management fees include monthly payments of £72, Ground Rent of £12.50 payable every 6 months and an annual payment of approximately £416 for the buildings insurance.

COMMUNAL ENTRANCE

Accessed via a u.PVC double glazed side door into the communal hallway and up the stairs to the first floor where the flat is located.

HALL

Through the wooden door into the hall where all doors lead off, a light and loft access to the ceiling.

LOUNGE

16'6 x 11'7 (5.03m x 3.53m)

With a u.PVC double glazed window to the front aspect a wooden door into the communal hall, a central heating radiator, a wooden fire surround with a gas fire, wall lights and a light and coving to the ceiling.

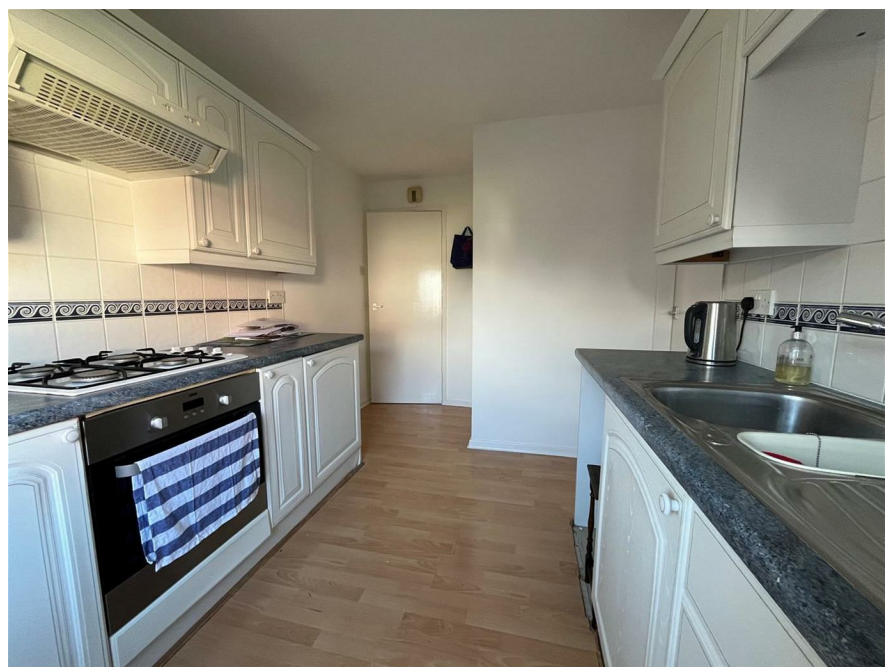


APARTMENT 20 SUMMERFIELDS KINGS ROAD, CLEETHORPES

KITCHEN

12'10 x 8'1 (3.91m x 2.46m)

The kitchen with a range of white wall and base units with contrasting work surfaces and tiled reveals, a stainless steel one and a half bowl sink and drainer with a chrome mixer tap, integral electric oven, 4 ring gas hob and an extractor above, the Baxi central heating boiler fitted in February 2022 is also in here. Laminate to the floor, a central heating radiator and a light to the ceiling.



BATHROOM

6'5 x 5'6 (1.96m x 1.68m)

The bathroom with a white suite comprising of a toilet with a central chrome flush, a pedestal wash hand basin with a chrome mixer tap, a paneled bath with a chrome mixer tap and an electric shower over. The walls are fully tiled and there is vinyl to the floor, a white ladder style radiator and a light and an extractor to the ceiling.



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BEDROOM 1

16'5 x 9'8 (5.00m x 2.95m)

This double bedroom with a range of cream fitted wardrobes, a central heating radiator, a u.PVC double glazed window to the front and a light and coving to the ceiling.



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BEDROOM 2/DINING ROOM

12'10 x 9'9 (3.91m x 2.97m)

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



GARAGE

The garage is in a block with an up and over door.

COMMUNAL GARDENS

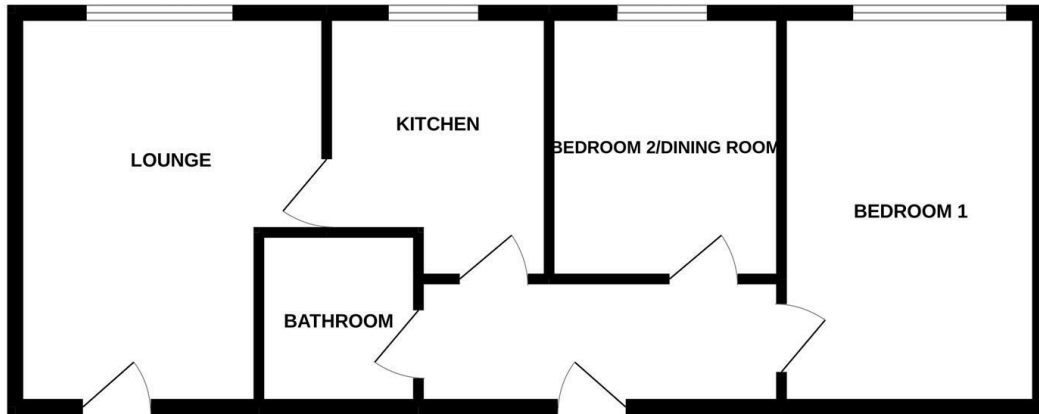
The large beautifully maintained communal gardens, which all residents can enjoy.



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GROUND FLOOR




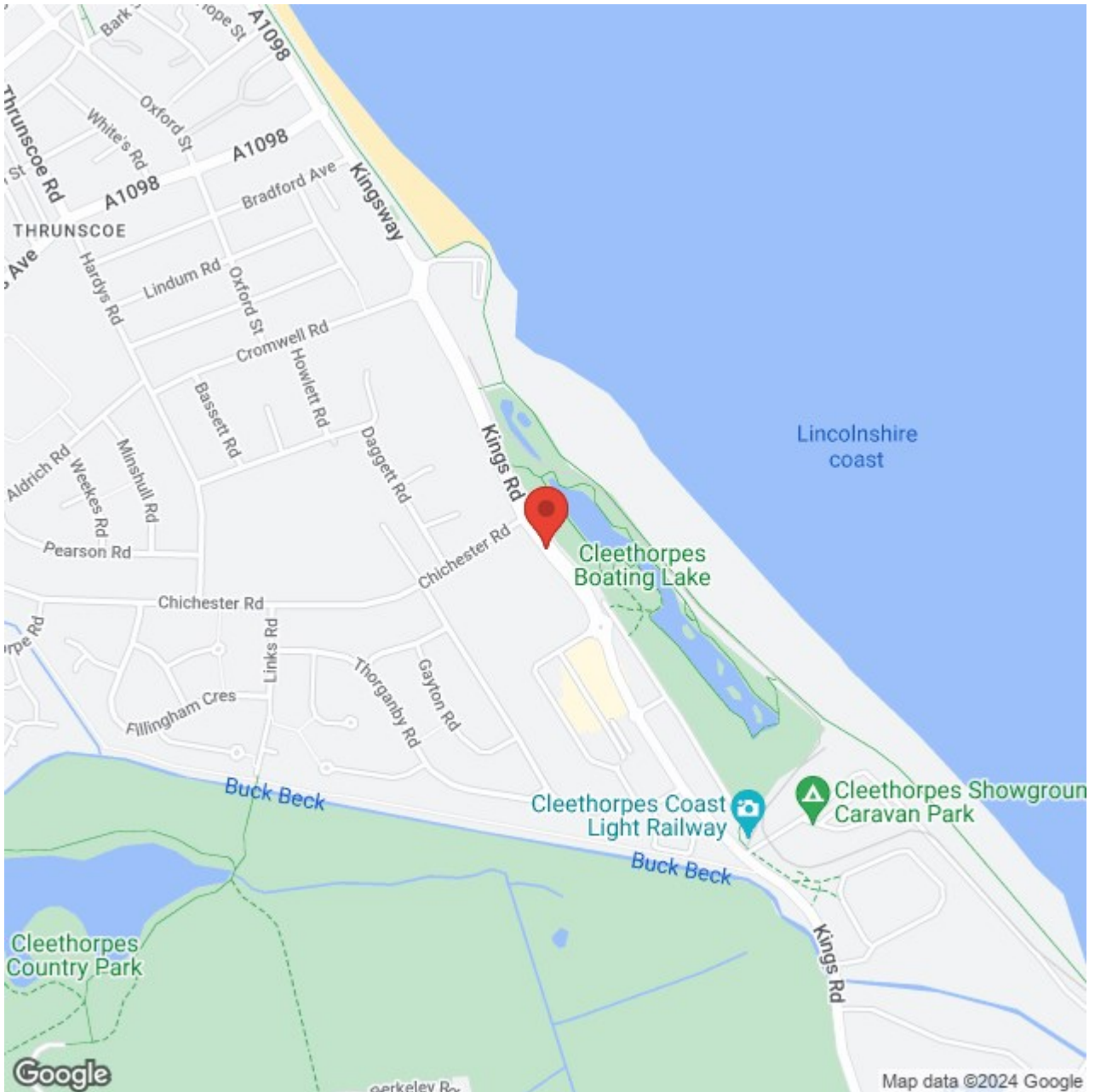
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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	73	74
(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 Emma Hyldon 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 Emma Hyldon directly on 07522 622 159 or emma@personal-touch-mortgages.co.uk.

Bettles, Miles and Holland Estate Agents is an introducer to Personal Touch Mortgages (Lincs) Ltd, which is an appointed representative of PRIMIS Mortgage Network, which is authorised and regulated by the Financial Conduct Authority.

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 Emma Hyldon Personal Touch Mortgages 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 Emma Hyldon.)

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