



CROFTS ESTATE AGENTS

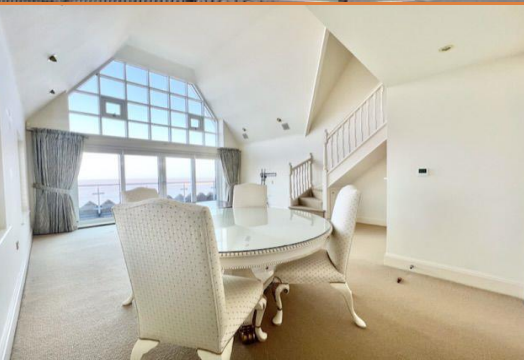
PASSIONATE ABOUT PROPERTY

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IMMINGHAM
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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



**25 The Waterfront Queens
Parade
Cleethorpes
DN35 0FF**

**Offers in the Region Of
£550,000**

Coming to the market with NO FORWARD CHAIN is quite simply one of Cleethorpes finest properties. If you are looking for nothing less than the best then look no further! Set on the 6th floor over two levels in a landmark development, this three bedroom PENTHOUSE apartment has everything you would expect and more and has unrivalled enviable views to every aspect of Cleethorpes and the Humber Estuary with glazed balustrade balconies to both front and back. Sumptuous open plan living is offered to the huge vaulted front living area with further mezzanine level offering further leisure area, this property is designed to impress and does so and then some. A well equipped bespoke kitchen, luxury bathroom, large utility room, private entrance, secure gated parking, two parking spaces and separate lift level further impress but are even further enhanced when the master suite is viewed which has huge dressing

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

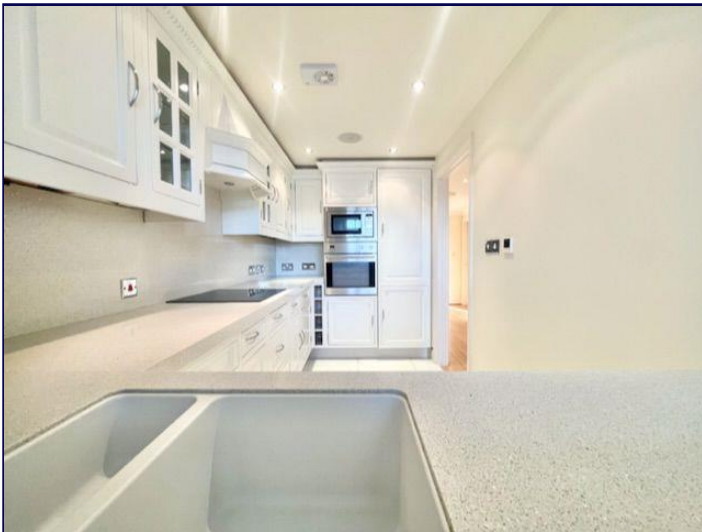
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info@croftsestateagents.co.uk

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Apartment Entrance Hallway

Neutrally decorated to coving and down lighting to the ceiling. Laminate flooring with underfloor heating.

Living / Dining Area

20' 4" x 16' 4" (6.200m x 4.991m) maximum

One of the key selling points to this superb apartment has to be this spacious vaulted, light and airy living dining area with mezzanine level above which in turn leads the second floor of this apartments living accommodation. The living area itself has two double glazed windows to the side elevation with fitted wood blinds and a patio door with multi glazed window over to the front elevation providing access to the balcony. Spot lighting to the ceiling. Built in speaker system. Underfloor heating. Built in storage cupboard.

Kitchen

12' 1" x 6' 4" (3.693m x 1.931m)

The kitchen offers an excellent array of modern fitted units with quartz work surfacing over with inset one and a half sink and drainer and under lighting to the wall units. Quality integrated appliances such as The Neff induction hob with extractor set into a Dutch canopy over, Neff microwave and integrated dishwasher, 80/20 fridge and freezer. Tiled flooring with underfloor heating. Down lighting to the ceiling. Built in speaker. The kitchen has an eye level opening from the living area creating natural light to brighten the room.

Cloakroom

3' 5" x 6' 6" (1.030m x 1.981m)

A lovely cloakroom with WC set into a fitted unit with storage cupboard above and then a vanity wash hand basin set onto a storage unit. Tiled flooring with underfloor heating. Splashback tiling. Coving to the ceiling and fitted extractor.

Shower Room

A superb modern shower room with w.c and wash hand basin set into a modern unit with fitted wall units over and illuminated mirror. Walk in shower. Chrome towel radiator. Down lighting and speaker to the ceiling.

Bedroom Two

13' 8" x 11' 4" into wardrobes (4.172m x 3.460m)

A lovely sized double bedroom with double glazed window to the rear and having plantation shutters. Fitted wardrobes running along two walls with matching drawer set and central pelmet lighting. Coving to the ceiling. Underfloor heating.

Bedroom Three

5' 8" x 12' 9" (1.719m x 3.898m) L shaped max

A versatile room with patio doors to the rear providing access to the second of the balconies and also with the balcony enjoying the afternoon and evening sun. laminate flooring with underfloor heating. Coving and down lights to the ceiling. Built in wardrobe and desk area.

Mezzanine Level / Sitting Area

15' 1" to balcony x 10' 4" (4.600m x 3.143m)

Another versatile space which has a tunnel skylight to the ceiling allowing for natural light. Ideal space for a second sitting area overlooking the main living space. The area has biscuit carpet, cream decor to coving, two wall lights and enjoys unparalleled views to the Estuary via the picture window.

Bedroom One

12' 8" skirting board level x 14' 5" (3.851m x 4.398m)

The main bedroom and part of the master suit, the room has frosted picture window to the side with wooden slated black out blinds, biscuit carpet, cream decor, electric wall heater and four down lights.

Dressing Room

21' 11" x 12' 1" (6.692m x 3.675m) approximately

Yet another spacious and versatile space with large obscure glazed window to the rear elevation. Fitted wardrobes running along one. Electric heater. Storage cupboard housing the hot water cylinder. This area is currently used as a dressing room and home gym but could be put to a variety of uses. Located from this room is a shower room and bedroom one.

En suite shower room

6' 4" x 4' 8" (1.92m x 1.41m)

A stunning master en suite has pale brown porcelain tiled wall and floors with double shower, circular sink and wall mounted WC with hidden fittings. The room has chrome towel radiator, three down lights and extractor.

Laundry room

4' 6" x 15' 3" max (1.375m x 4.645m)

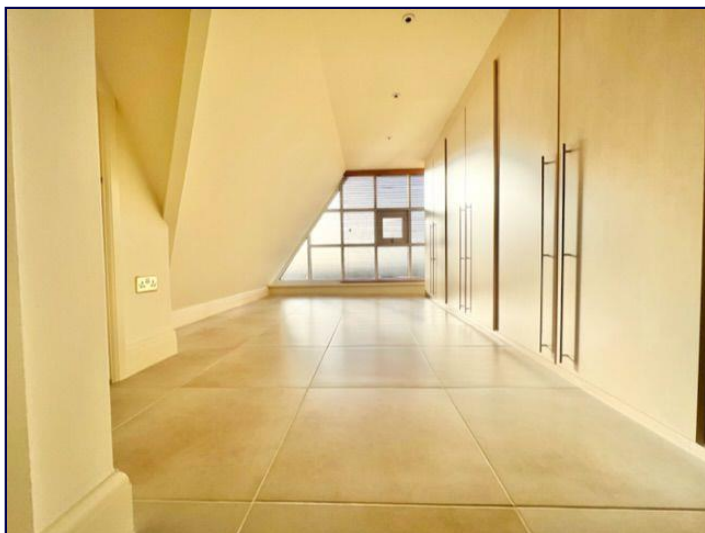
A very useful room, which is L-shaped and is currently used as a lovely sized storage room but could be put to use as a home office even a small occasional bedroom for those wishing to do so. Tiled flooring. Glazed window to the side with obscure glazing.

Communal areas and outside

As mentioned the property does have balconies to both the front and rear elevations so therefore offers the ability to sit outside and catch the days sun both in the morning and afternoon. The property benefits from a communal entrance with secure intercom entry system and then stairs or a lift upto the apartment. The gardens to the property are superbly maintained to the front and the back and upkeep comes included within the service charges.

Parking

The property benefits from a large tarmac parking area with tall wall and metal inout electric gates. The are has bike and bin stores.



Tenure

Believed to be Leasehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information

Band E: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti



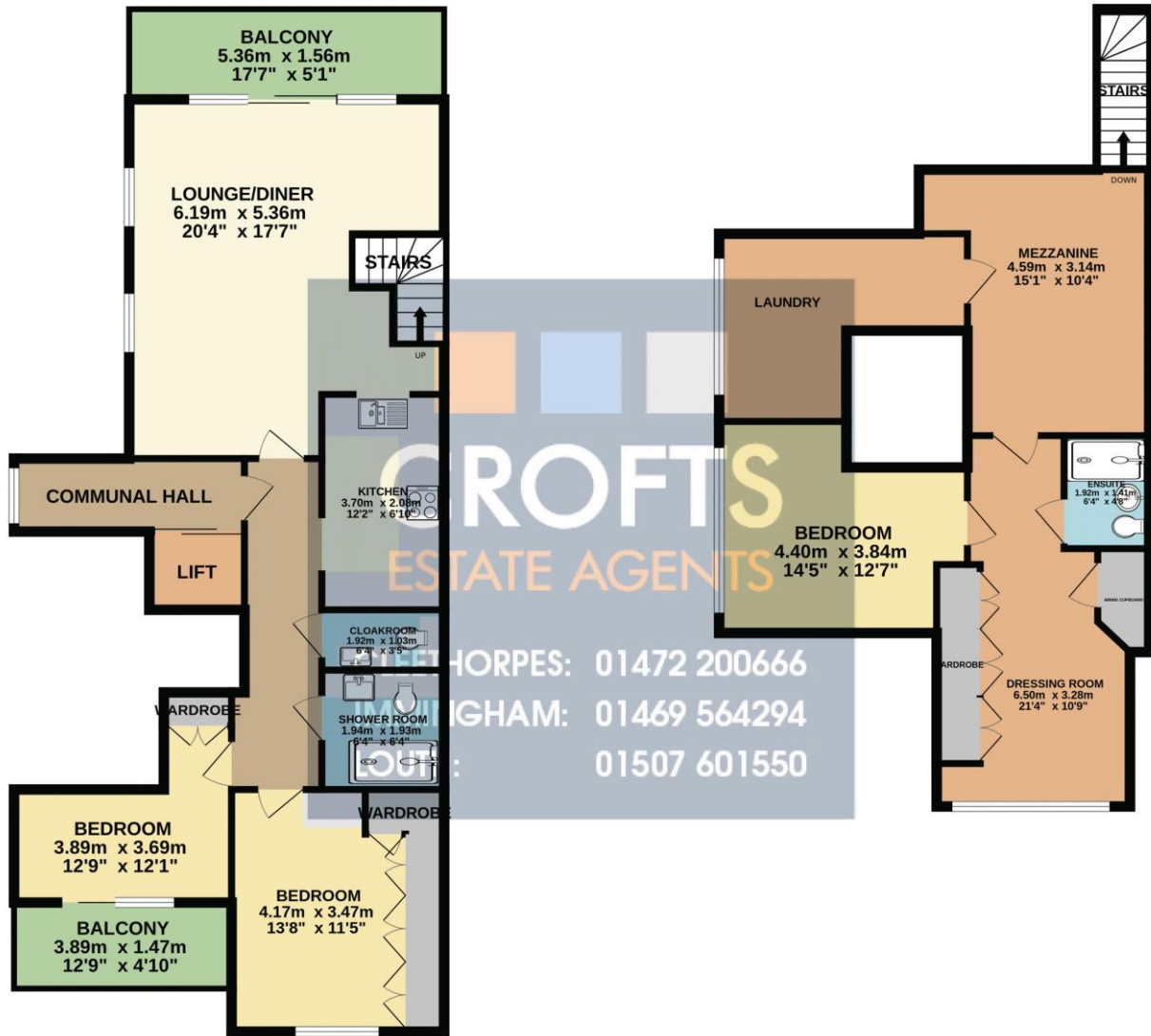


OPEN 7 DAYS A WEEK

Monday to Thursday	9am to 5.30pm (Tuesday opening 9.30am)
Friday	9am to 6.00pm
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
84.3 sq.m. (907 sq.ft.) approx.

1ST FLOOR
62.3 sq.m. (670 sq.ft.) approx.



TOTAL FLOOR AREA : 146.5 sq.m. (1577 sq.ft.) approx.

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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