



# CROFTS ESTATE AGENTS

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



5 Sidney Way  
Cleethorpes  
DN35 7NH

**£55,000**

Crofts are pleased to bring to the market this ideal investment opportunity comprising of this well presented one bedroom apartment located in Sidney Way. Currently tenanted at a monthly rent of £395 producing over 8% rental yield. Internally the property briefly comprises of an communal entrance hall, apartment hallway, lounge, kitchen, double bedroom and bathroom. The property is decorated neutrally throughout and has a modern kitchen and bathroom. Gas central heating. There is parking available with the flat. Viewing is highly advised

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

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### Communal Hallway

Communal hallway with stairs leading upto the two first floor flats.

### Apartment Hallway

Providing access to all rooms and having central heating radiator. Loft access. Storage cupboard.

### Lounge

12' 10" x 14' 9" (3.91m x 4.50m)

Neutrally decorated and having bay window to the front elevation. Central heating radiator. Laminate flooring.

### Kitchen

9' 3" x 10' 11" (2.83m x 3.33m)

The kitchen has a window to the side elevation and offers a range of fitted wall and base units with contrasting work surfacing over with inset one and a half sink and drainer. Splashback tiling. Integrated oven and four ring electric hob with extractor over. Plumbing for a washing machine. Central heating radiator. Glo worm boiler.

### Bathroom

6' 10" x 5' 7" (2.091m x 1.691m)

Fitted with a close coupled w.c, pedestal wash hand basin and panelled bath with shower fitment and screen over. Splashback tiling. Double glazed window. Central heating radiator.

### Bedroom One

10' 4" x 10' 11" (3.14m x 3.33m)

Neutrally decorated the double bedroom has a window to the side elevation. Central heating radiator.

### Outside

The property comes with an allocated parking space.

### 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. 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 A: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

### Additional Services

We offer free valuations, property management, energy performance provider and mortgage advice with no obligation. Please contact the relevant office for further details

44.1 sq.m. (475 sq.ft.) approx.



TOTAL FLOOR AREA: 44.1 sq.m. (475 sq.ft.) approx.  
While every effort has been made to ensure the accuracy of the figures contained here, measurement of area, volume, cubic and any other data, are approximate and no responsibility is taken for any error, omission or misstatement. This information is provided for guidance only and does not constitute an offer of any financial product or service. It is the responsibility of the user to verify the accuracy of the information.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69   C	72   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



DISCLAIMER - Although we have taken care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries, in order to ensure that any necessary consents have been obtained. All measurements are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.