



CROFTS ESTATE AGENTS

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



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

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

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Communal Hallway

Communal hallway with stairs leading up to 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 with the exception of mains gas 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.

Viewing

By appointment only, telephone 01472 200666

Council Tax Information

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

Free Valuations

We offer a free valuation with no obligation, just call 01472 200666 or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

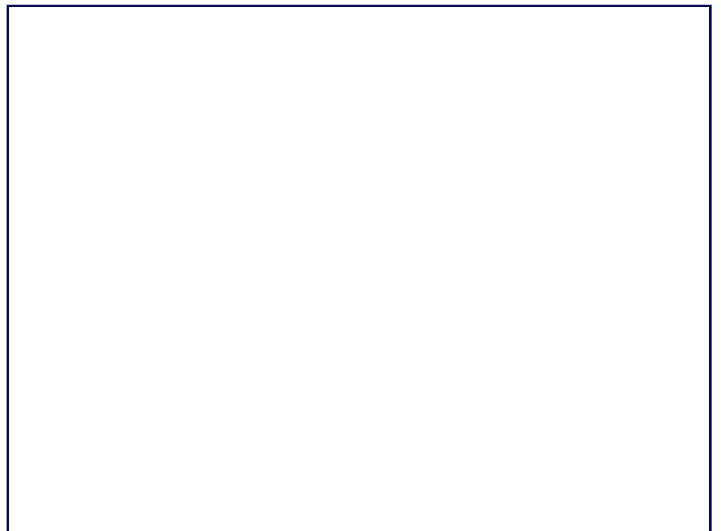
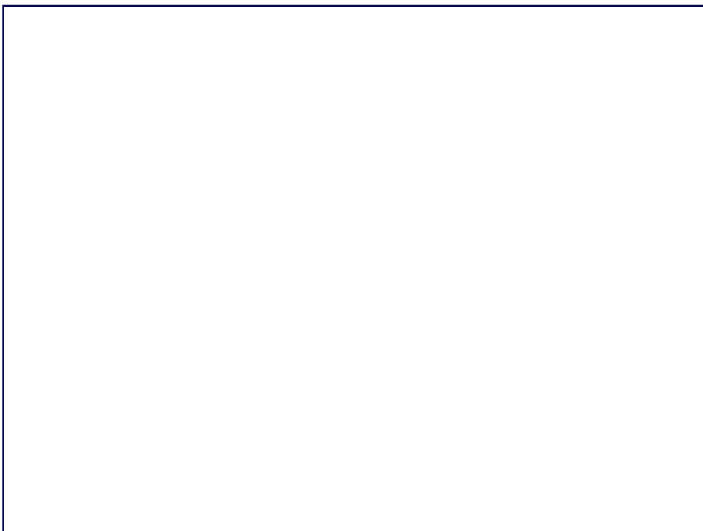
Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

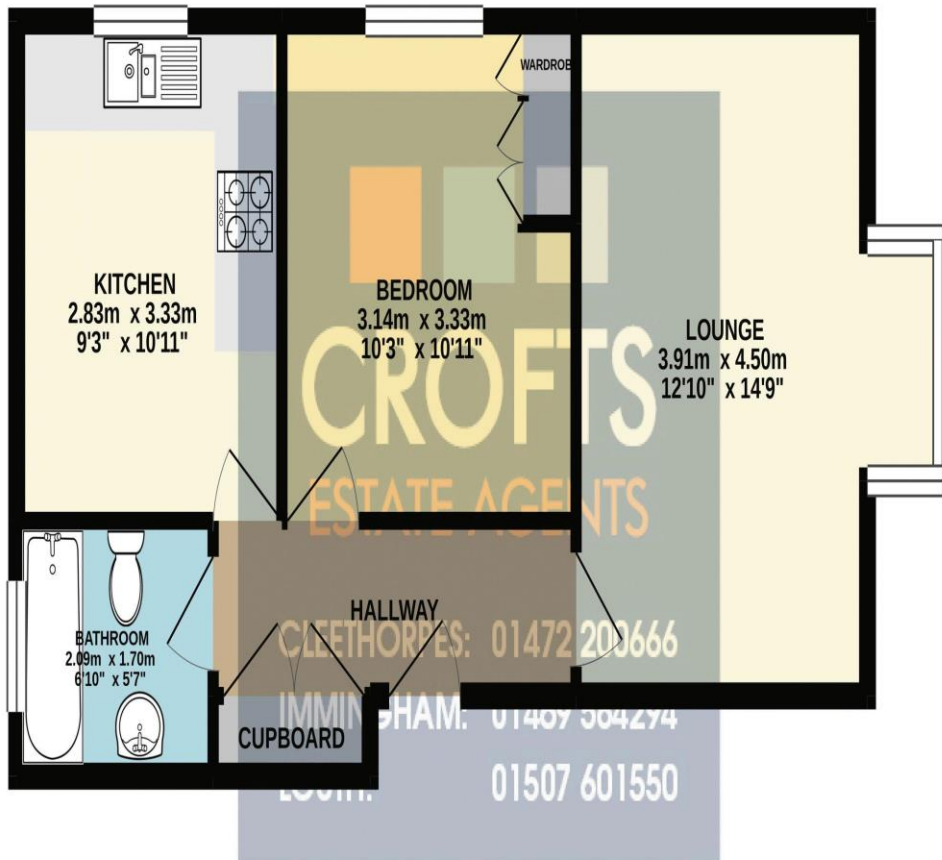
Mortgage and Financial Advice

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



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



TOTAL FLOOR AREA: 44.1 sq.m. (475 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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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		

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