



CROFTS ESTATE AGENTS

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



**Flat 11 St Josephs Court
Princes Road
Cleethorpes
DN35 8AW**

**Offers in the Region Of
£140,000**

Superbly presented two bedroom second floor apartment which comes to the market with NO FORWARD CHAIN. This established well managed block of apartments sits handsomely back from a boulevard style street which leads to the train station and is also close to bus transport links and only a short walk from Cleethorpes centre and all of its amenities and promenade. Briefly comprising entrance hall, open plan kitchen living dining room, master bedroom and en suite shower room, second double bedroom and family bathroom with shower. A very secure development with gated fob entry system with tall iron railing, this apartment also comes with private allocated parking under cover plus visitors spaces to the front.

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 :

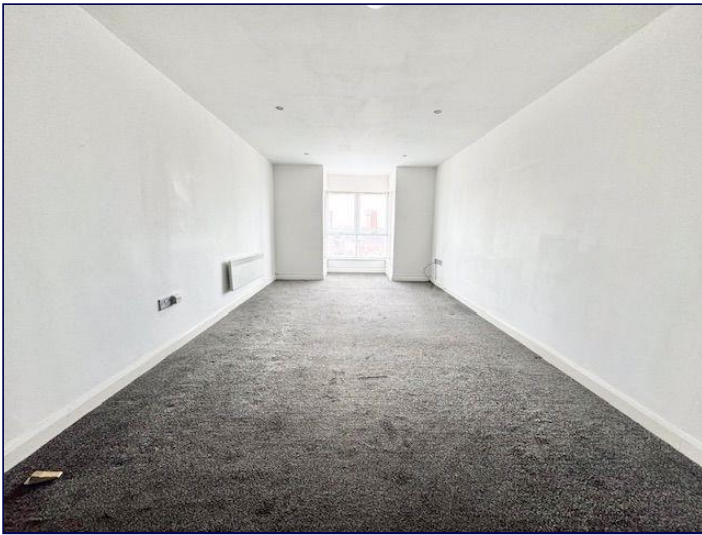
Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

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Entrance hall

An L shaped entrance hall has solid wood door to the second floor communal landing, wood laminate flooring, grey decor, three down lights, electric wall heater and storage cupboard with hot water boiler.

Kitchen dining area

12' 10" x 11' 0" (3.92m x 3.36m)

Open plan to the living room, the kitchen has matte grey wall and base units to three walls with integral appliances including 50/50 fridge freezer, dishwasher, washing machine, electric hob with extractor over and electric oven grill. The room has white decor, white metro tile splash backs, grey wood effect vinyl floor, electric wall heater and down lights.

Living area

16' 10" x 11' 0" (5.13m x 3.36m)

Open plan to the kitchen dining area the living area has uPVC bay window with blinds, grey carpet, white decor, electric heater and six down lights.

Bedroom One

16' 0" x 5' 7" (4.88m x 1.70m)

A large main bedroom has beige carpet, white decor, uPVC window and blind, electric wall heater and six down lights.

En suite shower room

6' 1" x 5' 7" (1.86m x 1.70m)

The en suite shower room has corner shower with matching white sink and WC, there is brown splash back tiling, matching tiled floor, shaver point, chrome towel radiator, two down lights and extractor.

Bedroom Two

16' 1" x 8' 2" (4.89m x 2.50m)

A second double bedroom has beige carpet, white decor with feature wall, uPVC window, six down lights and electric wall heater.

Family bathroom

6' 0" x 7' 7" (1.82m x 2.31m)

The bathroom has white three piece suite with shower over the bath with glass screen, there is a vanity sink and WC, brown splash back tiling and matching floor tiles. There is a chrome towel radiator, tow down lights and extractor.

Parking

The property has an allocated parking space under the apartment block which is numbered. There are visitor spaces to the front including a disabled place. Electric gate entry is gained with an electronic fob.

Security

The property has key pad entry for pedestrians through magnetic door with vehicle access through tall gates which are electric and controlled by fob. The entry door to the apartment building is a coded locked door. Upon entrance there are stairs to upper levels plus a lift.



Tenure

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

Services

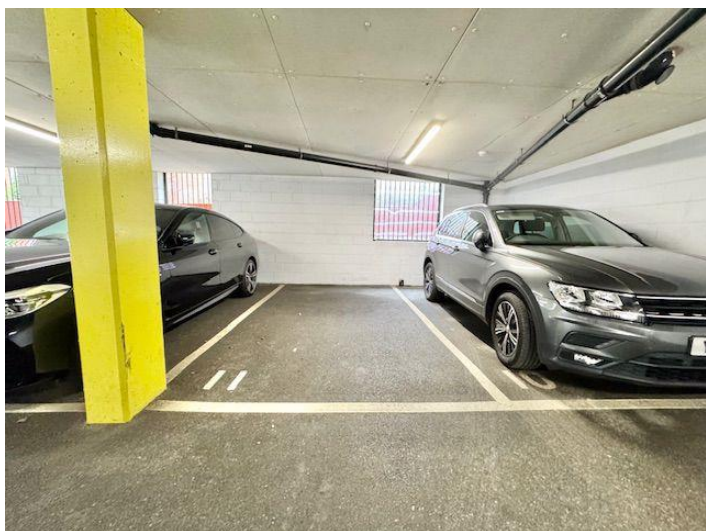
All mains services are understood to be connected, however
Crofts have not inspected or tested any of the services or service
installations & purchasers should rely on their own survey.

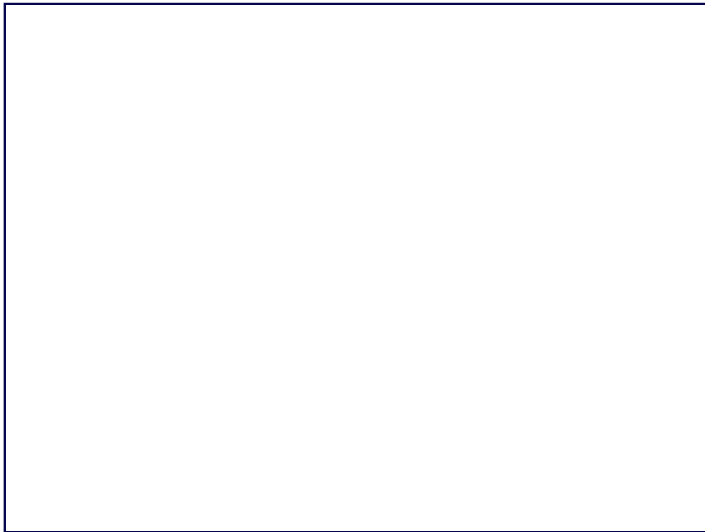
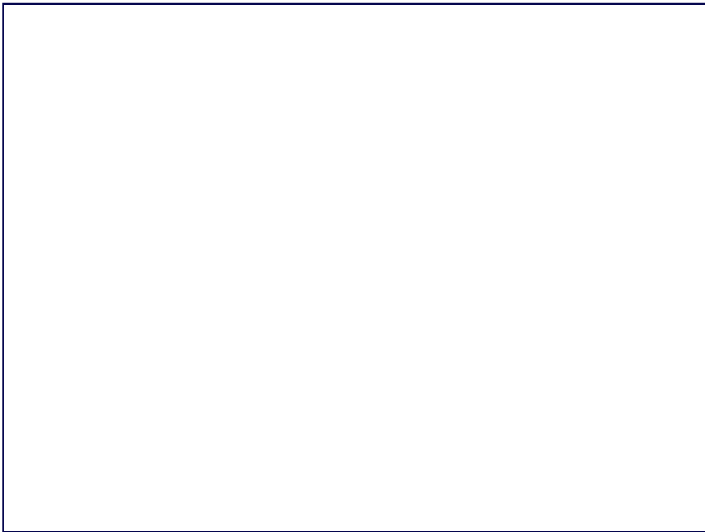
Viewings

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

Council Tax Information

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

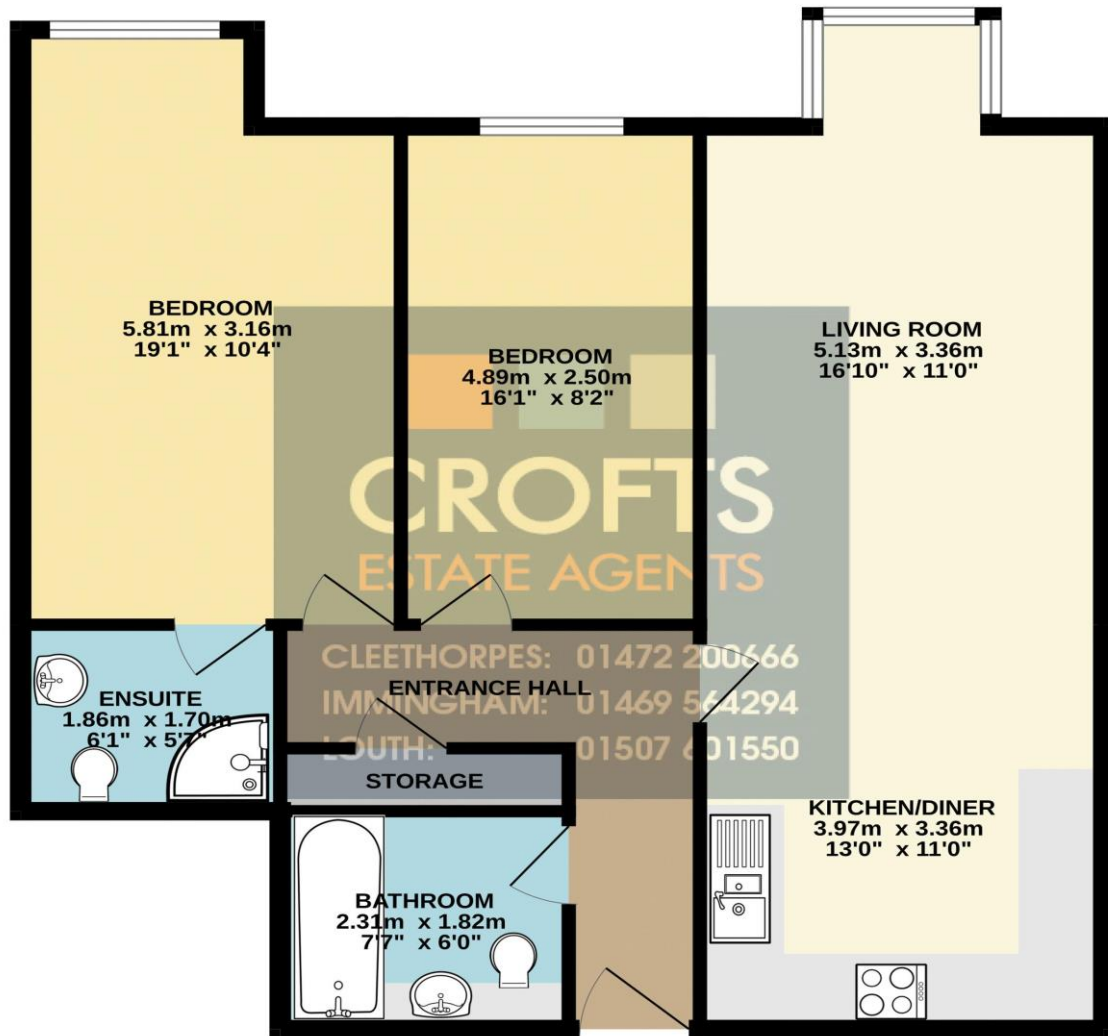




OPEN 7 DAYS A WEEK

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
78.6 sq.m. (846 sq.ft.) approx.



TOTAL FLOOR AREA : 78.6 sq.m. (846 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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