



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES
01472 200666

IMMINGHAM
01469 564294

LOUTH
01507 601550

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



Cambridge Street

Cleethorpes
DN35 8HD

Offers in the Region Of
£205,000

Crofts are pleased to bring to the market this two bedroom flat including a commercial unit beneath situated within the heart of Cleethorpes, close to sea view street with its many shops, bars and amenities, and also a short walk of the main shopping area of St Peters Avenue. The apartment comprises of modern breakfast kitchen room , hallway, spacious lounge, single bedroom to the first floor, bathroom with shower and separate bath and good sized double bedroom to the second floor. The property also benefits from a first floor balcony to the rear of the property with stairs to ground floor. To the ground floor there is a commercial unit which is currently let with the current tenant showing a keen interest in staying. The apartment would either suit a first time buyer or investor buyer with rents for this type of apartment coming in at £600 PCM, and with the shop currently let at £660pcm making it a good investment.

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 :

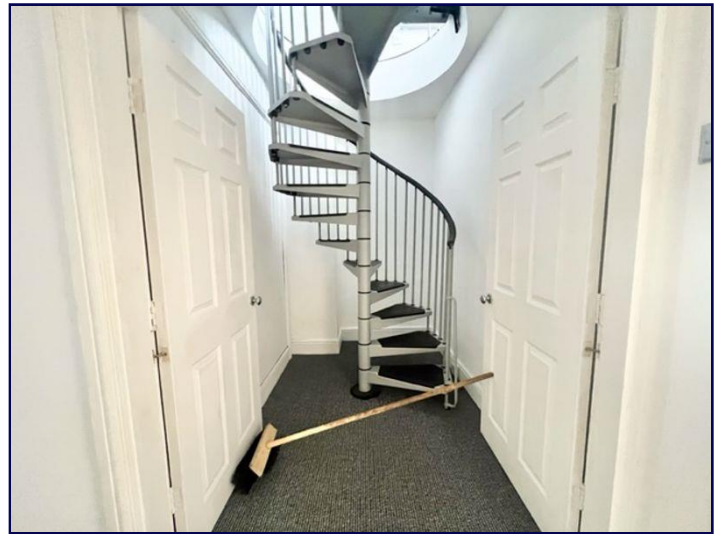
Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Retail Space Front

18' 7" x 13' 8" (5.672m x 4.164m) max
Main shop area to front. Opens to second section.

Retail Space 2nd Section

12' 9" x 13' 6" (3.88m x 4.105m)

Retail Space 3rd Section

16' 9" x 10' 8" (5.101m x 3.255m) max

Store and W.C

7' 2" x 8' 4" (2.197m x 2.53m)
Storage area and w.c with toilet and wash hand basin.

Kitchen

10' 0" x 8' 1" (3.05m x 2.461m)
Small kitchen area with rear entry door.

Flat Kitchen/Breakfast Room

12' 5" x 8' 5" (3.78m x 2.56m)
A modern kitchen breakfast room with space for small dining table and chairs has white wall and base units with grey work top over, space for tall fridge freezer, cooker with fixed extractor over and washing machine. The room has black metro tiled splash backs, black tiled floor, built in storage cupboard, uPVC door and window to the rear, pendant light, loft access, white decor and tall black contemporary radiator.

Lounge/Diner

12' 2" x 13' 10" (3.71m x 4.21m)
A large spacious room to the front of the apartment with deep uPVC bay window with inward opening French doors. The room has white decor with feature wall, brown carpet, radiator and six way ceiling light.

Bathroom

12' 7" x 5' 6" (3.84m x 1.67m)
A large bathroom has a white matching three piece suite with separate tiled shower enclosure and vanity sink and WC. The room has black white tiled walls and floor, white storage units, frosted uPVC window to the side, four down lights, extractor and tall black radiator

Bedroom Two

7' 2" x 8' 0" (2.19m x 2.44m)
A single bedroom which has uPVC window to the rear, black and white carpet, white decor, ceiling light, radiator and blind.

Landing

A spacious hallway has tiled area and carpeted area with white walls, downlights and pendant light. Spiral staircase leading upto the converted loft.

Bedroom One

13' 2" x 13' 9" (4.02m x 4.20m)

With spiral staircase coming from an enclosed landing area on the first floor the bedroom has two Velux windows to the front, carpet, down lights and white decor.

Outside

The decking area is to the rear of the property and provides the entry and exit routes to and from the apartment. A metal staircase runs from ground to first floor level with the decking area having tall timber fence which serves to keep the area private and secure. A timber gate leads into the top of the stairs.

Tenure

To be sold with the Freehold for the building, 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, 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

Free Valuations

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

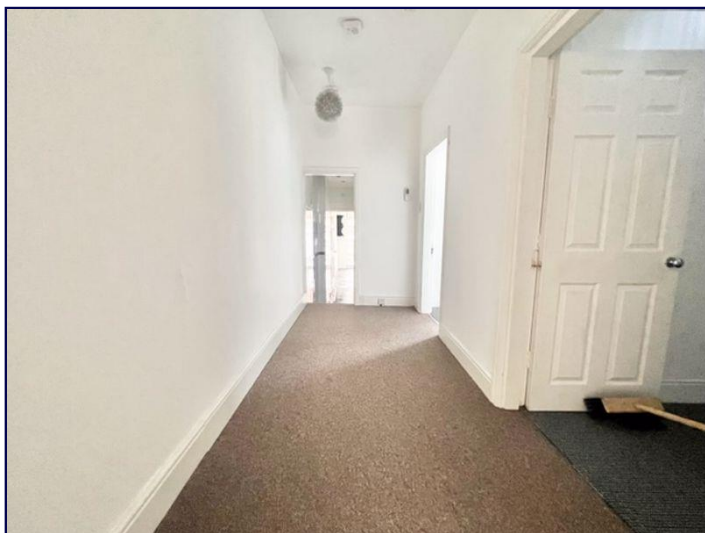
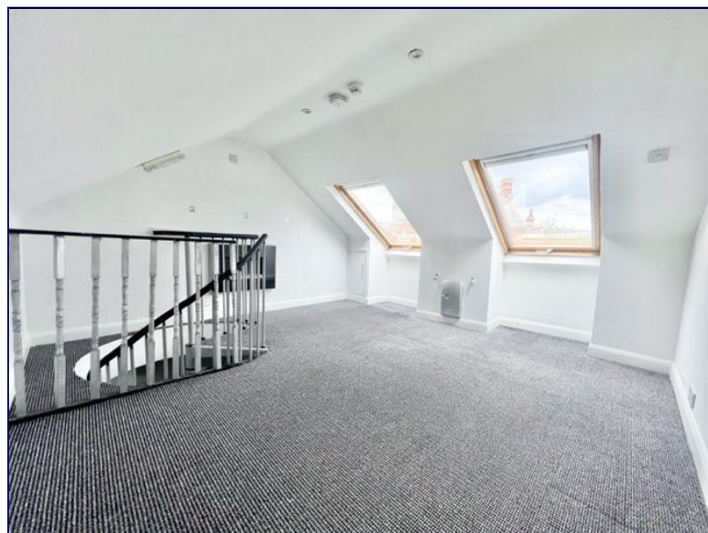
Property Management

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.

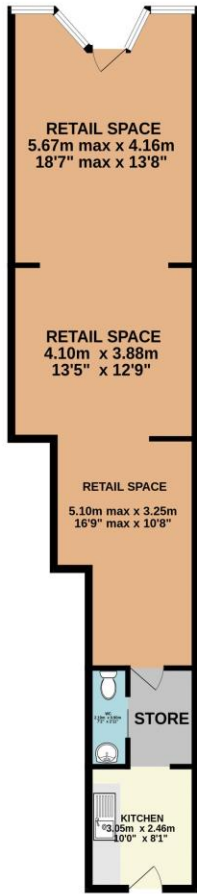
Mortgage and Financial Advice

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.



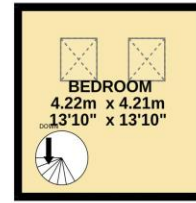
GROUND FLOOR
65.7 sq.m. (707 sq.ft.) approx.



FIRST FLOOR
58.9 sq.m. (634 sq.ft.) approx.



2ND FLOOR
17.8 sq.m. (191 sq.ft.) approx.



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TOTAL FLOOR AREA: 142.3 sq.m. (1532 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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