



# CROFTS ESTATE AGENTS

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



Kings Road

Cleethorpes  
DN35 0AF

Offers in the Region Of  
£99,000

Coming to the market with NO FORWARD CHAIN is this one bedroom first floor purpose built apartment. Set on a very popular and well managed development of 24 units on large mature well maintained grounds with residential owner and visitor parking, this property offers superb opportunity for the next owner to invest into refurbishing this retirement flat back to its best. In need of improvement and modernisation throughout, this property is priced competitively to reflect that fact whilst still providing fully working and liveable flat if someone required immediate accommodation. The accommodation lies close to the promenade, bus transport links, train links and other amenities and entertainment.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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#### Entrance hall

The entrance hall has brown carpet, neutral decor, solid door to the communal hallway, radiator, pendant light and loft access.

#### Lounge

13' 8" x 9' 9" (4.16m x 2.96m)

A good sized lounge extends into a uPVC bay window with vertical blinds. The room has light grey decor with feature wall to coving, grey carpet. Fireplace with wood cream surround, with marble inset and hearth plus electric fire, radiator and ceiling light.

#### Kitchen

8' 1" x 9' 1" (2.47m x 2.76m)

The property has a functional kitchen which needs replacing really. The room has a range of white kitchen units with grey work tops over, uPVC window and blind to the side, yellow decor, grey tile effect vinyl flooring, space for cooker, washing machine and tall fridge freezer and ceiling light.

#### Bedroom One

12' 0" x 9' 3" (3.66m x 2.82m)

A double bedroom has uPVC window and vertical blinds, fitted wardrobes and storage, brown carpet, neutral decor, radiator and pendant light.

#### Shower room

6' 6" x 5' 6" (1.98m x 1.68m)

The shower room has large shower with glass screen and folding splash screen, aqua boarded splash back walls to the shower, WC, sink with blue tiling with cream decor over. The room also has ceiling light, cloudy cream vinyl floor, wall heater and shaver point.

#### Parking

Communal parking available to the front on tarmac parking area for residents and visitors via in out driveway.

#### Communal gardens

Extensive well maintained gardens to the front and rear are for all residents to enjoy

#### Ground rent

£12.50 bi-annually per annum

#### Service charge

£72 per month x 12 months. Set to increase in September after AGM

#### Building Insurance

£486 per annum in the year 2023 to 2024

### Lease details

The property has 52 years left on the lease and the owners are renewing the lease on completion for the new owners to enjoy a full lease of 142 years.

### 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](http://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](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

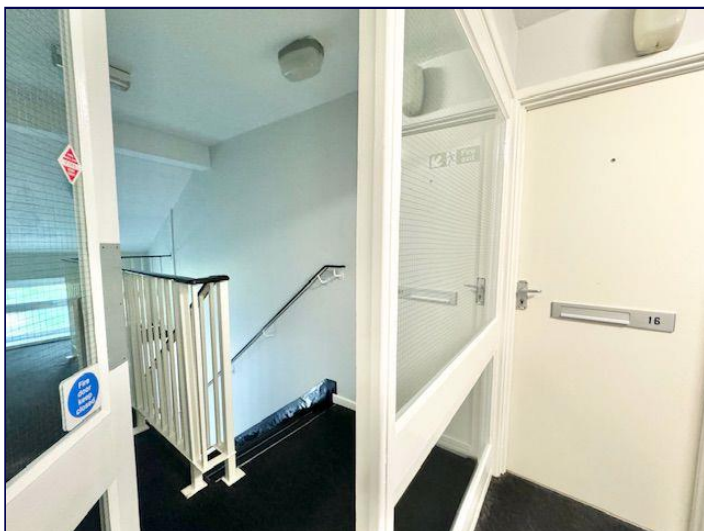
### Property Management

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.

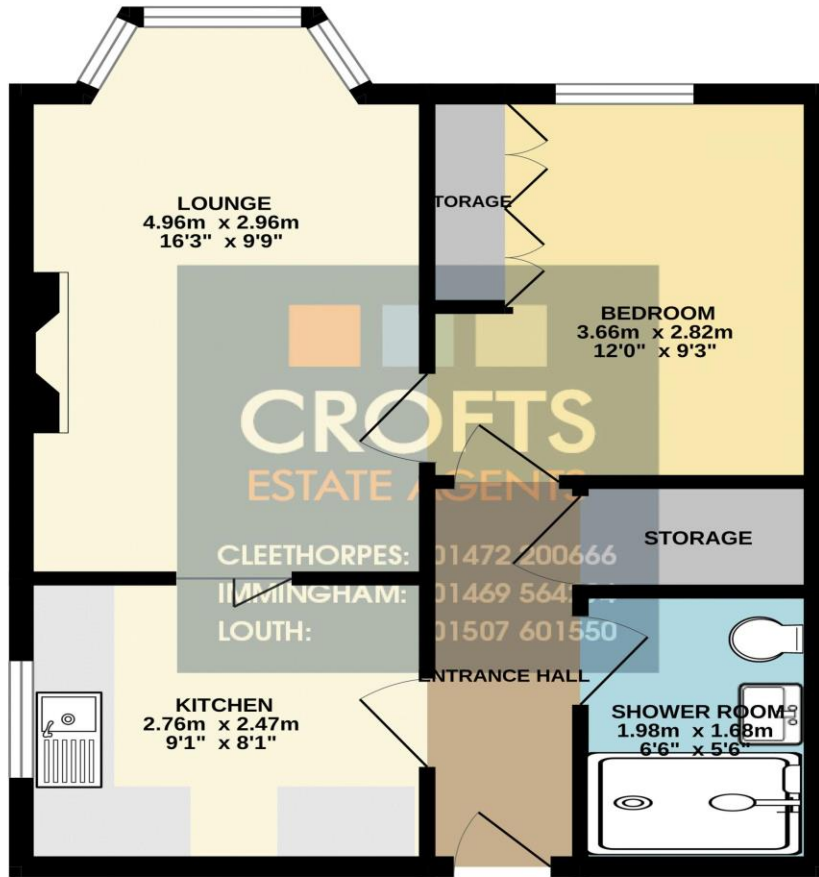
### Mortgage and Financial Advice

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.**



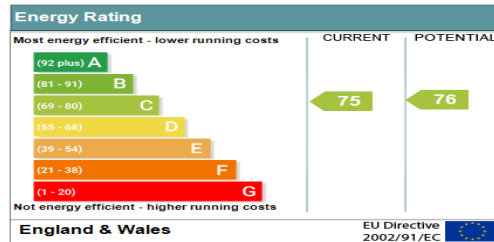
GROUND FLOOR  
39.1 sq.m. (421 sq.ft.) approx.



TOTAL FLOOR AREA: 39.1 sq.m. (421 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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Address: 16 Summerfields, Kings Road, CLEETHORPES, DN35 0AF  
RRN:



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