



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



Queens Parade

Cleethorpes
DN35 0DF

Offers in the Region Of
£450,000

Crofts estate agents are happy to be able to bring to the market this super investment opportunity comprising of this end terrace property which has been superbly converted into three beautifully presented self contained apartments located in one of Cleethorpes most popular and sought after locations, only a short stroll from the beach front itself. The combined rent previously for the three units have produced in excess of £2000 per calendar month thus returning over a 6% yield with room for the rents to grow. Flat 1 comprises of entrance, lounge, two bedrooms, bathroom and superb dining kitchen. Flat 2 which is to the first floor offers open plan kitchen living, bathroom and double bedroom. Finally the third apartment which is set over two floors and comprises open plan living/dining kitchen, two bedrooms and a bathroom. Parking to the front for two cars. Well presented rear garden. Presented and maintained to a high standard, viewing is highly advised and is strictly through the agent only please.

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



Communal Entrance

Apartment 1 Hallway

Apartment 1 Lounge 17' 8" x 14' 7" (5.39m x 4.45m)

Apartment 1 Bathroom 8' 8" x 8' 2" (2.64m x 2.48m)

Apartment 1 Bedroom One 16' 2" x 12' 3" (4.92m x 3.74m)

Apartment 1 Bedroom Two 14' 0" x 9' 3" (4.27m x 2.81m)

Apartment 1 Kitchen dining 17' 8" x 12' 5" (5.38m x 3.78m)

Apartment 2 Hallway At the time details where taken, there was no access to apartment 2. Details to follow.

Apartment 2 Living/Dine/Kitchen At the time details where taken, there was no access to apartment 2. Details to follow.

Apartment 2 Bedroom

At the time details where taken, there was no access to apartment 2. Details to follow.

Apartment 2 Bathroom

At the time details where taken, there was no access to apartment 2. Details to follow.

Apartment 3 Hallway

Apartment 3 Kitchen / Living Area 17' 7" x 18' 10" (5.36m x 5.75m)

Apartment 3 Landing

Apartment 3 Shower Room 6' 5" x 10' 2" (1.95m x 3.09m)

Apartment 3 Bedroom One 13' 0" x 11' 6" (3.95m x 3.51m)

Apartment 3 Bedroom Two 12' 9" x 11' 10" (3.88m x 3.60m)

Tenure

Believed to be Freehold, 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.

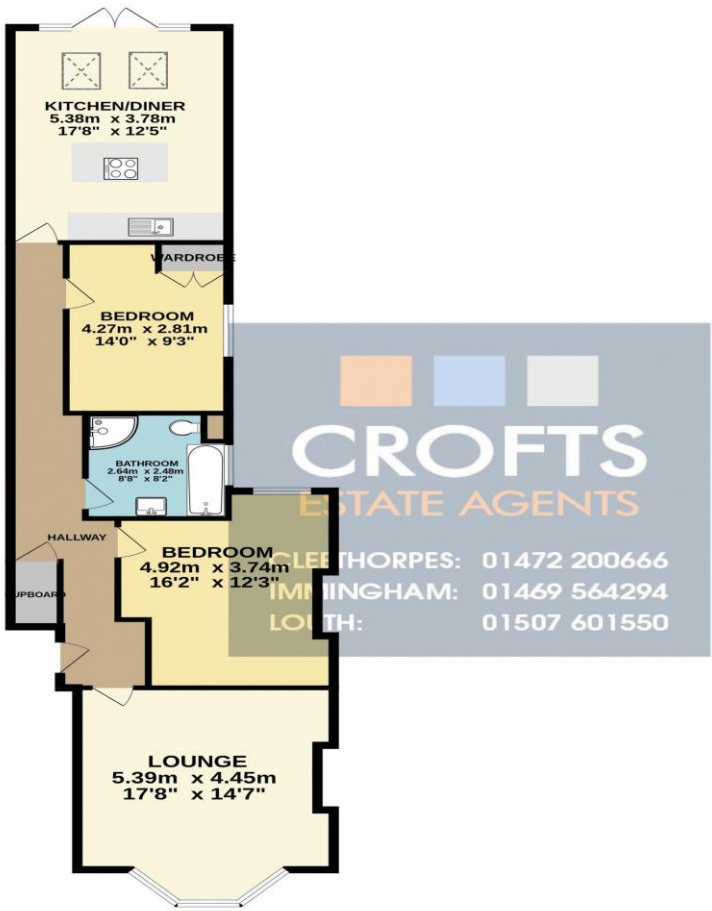
Mortgage and Financial Advice

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
91.1 sq.m. (980 sq.ft.) approx.



TOTAL FLOOR AREA : 91.1 sq.m. (980 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS Although we have taken great 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 enquires, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. 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 apparatus, equipment, 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.