



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



**21 Queens Parade
Cleethorpes
DN35 0DF**

**Offers in the Region Of
£440,000**

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.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Communal Entrance

Main entry door to the front with intercom entry.

Apartment 1 Hallway

Main entry door to the front with intercom entry. Neutrally decorated and with central heating radiator.

Apartment 1 Lounge

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

A lovely sized living space with feature fire surround creating a pleasant focal point. uPVC double glazed bay window. Central heating radiator.

Apartment 1 Bathroom

8' 8" x 8' 2" (2.64m x 2.48m)

Modern four piece suite with vanity wash hand basin, panelled bath, close coupled w.c and a shower cubicle. Splashback tiling. Double glazed window. Radiator.

Apartment 1 Bedroom One

16' 2" x 12' 3" (4.92m x 3.74m)

Pleasantly presented with double glazed window and central heating radiator.

Apartment 1 Bedroom Two

14' 0" x 9' 3" (4.27m x 2.81m)

A second double bedroom which offers a uPVC double glazed window. Central heating radiator.

Apartment 1 Kitchen dining

17' 8" x 12' 5" (5.38m x 3.78m)

Stylish kitchen diner offering a range of units with wood block work surfacing with inset sink and drainer. Integrated oven and four ring electric hob. Tiled flooring. uPVC double glazed window to the side. French doors to the rear along with two Velux windows allowing for ample natural light to brighten the room.

Apartment 2 Hallway

A small entrance hall leads to stairs to the first floor Neutrally decorated and having a uPVC double glazed window to the side elevation. Cupboard housing the Ideal gas boiler.

Apartment 2 Living/Dine/Kitchen

Lounge- uPVC double glazed window to the rear elevation. Central heating radiator. Television point. Kitchen - With uPVC double glazed window to the side elevation, this pleasant breakfast kitchen offers ample space and enjoys a range of wall and base units with roll edged work surfacing with inset sink and drainer. Integrated oven and four ring electric hob with brushed steel wall splashback guard and chimney extractor over. Plumbing for a washing machine. Down lighting to the ceiling. Central heating radiator.

Apartment 2 Bedroom

A double bedroom with uPVC double glazed window and a central heating radiator.

Apartment 2 Bathroom

With uPVC double glazed window to the side elevation, the shower room is equipped with a close coupled w.c, vanity wash hand basin and a shower cubicle. Tiled splashback. Central heating radiator.

Apartment 3 Hallway

An inner hallway with stairs to the second floor and access to the open plan living area

Apartment 3 Kitchen / Living Area

17' 7" x 18' 10" (5.36m x 5.75m)

A beautiful open plan living dining room has neutral decor and wood laminate flooring opening up into the deep bay to the front. The kitchen is matte grey with white marble effect worktops and has breakfast bar to the open plan living area. The kitchen has some appliances and space for others.

Apartment 3 Landing

A small entrance hall leads to stairs to the first floor A returning stair case takes you to the second floor landing with access to both bedrooms and shower room.

Apartment 3 Shower Room

6' 5" x 10' 2" (1.95m x 3.09m)

With tiled shower and grey vanity sink and WC, grey wood effect vinyl floor, grey walls, vellum window and chrome towel radiator.

Apartment 3 Bedroom One

13' 0" x 11' 6" (3.95m x 3.51m)

A large double bedroom to the front has uPVC window, grey carpet and neutral decor.

Apartment 3 Bedroom Two

12' 9" x 11' 10" (3.88m x 3.60m)

Another large double bedroom to the back of the house has neutral decor, grey carpet and uPVC window to the rear.



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 and 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

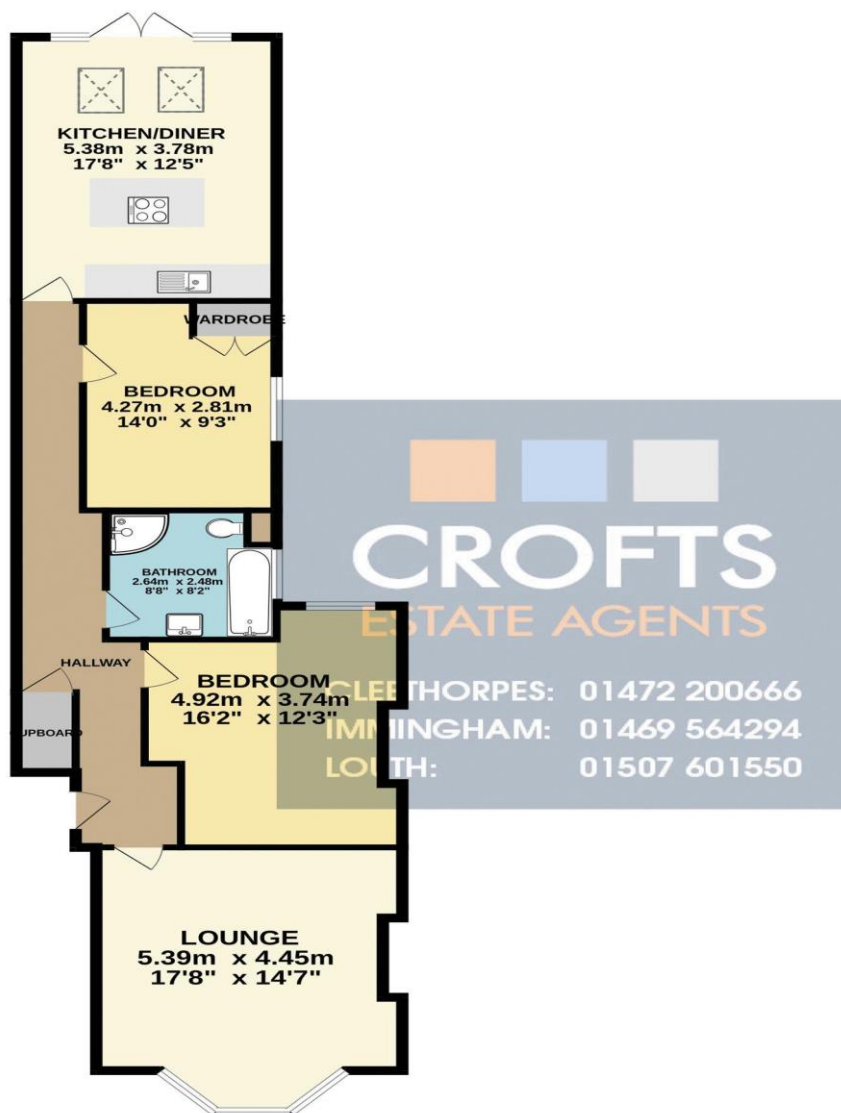




OPEN 7 DAYS A WEEK

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
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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