



# 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



## Queens Parade

Cleethorpes  
DN35 0DF

Offers in the Region Of  
£195,000

Crofts estate agents are delighted to be able to bring to the market this superbly presented self contained apartment located in one of Cleethorpes most popular and sought after locations, only a short stroll from the beach front itself. Briefly this superb property comprises of entrance, lounge, two bedrooms, bathroom and attractive fitted dining kitchen. Well presented garden to the rear and allocated parking to the front for one car. Currently let at a rent of £950pcm this would also make an ideal investment opportunity. 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

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#### **Communal Entrance**

Main entry door to the front with intercom entry.

#### **Apartment 1 Hallway**

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.

#### **Outside**

A bonus to this apartment is that it comes with the rear garden which offers a low maintenance area with artificial grass and raised beds, along with a patio area.



**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, 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](http://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](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  
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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