



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
£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.

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

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

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.

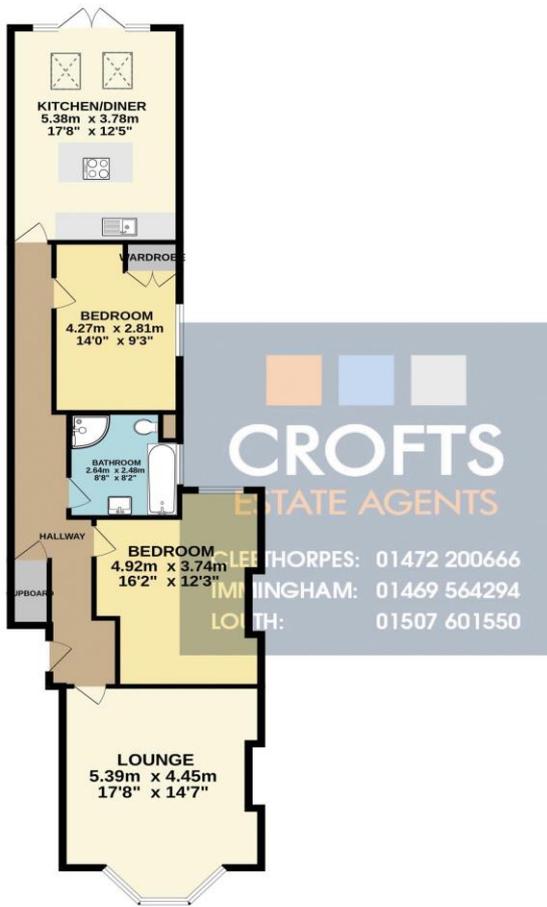
Mortgage and Financial Advice

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.

Made with Metropix ©2023

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 enquiries, 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.