



# CROFTS ESTATE AGENTS

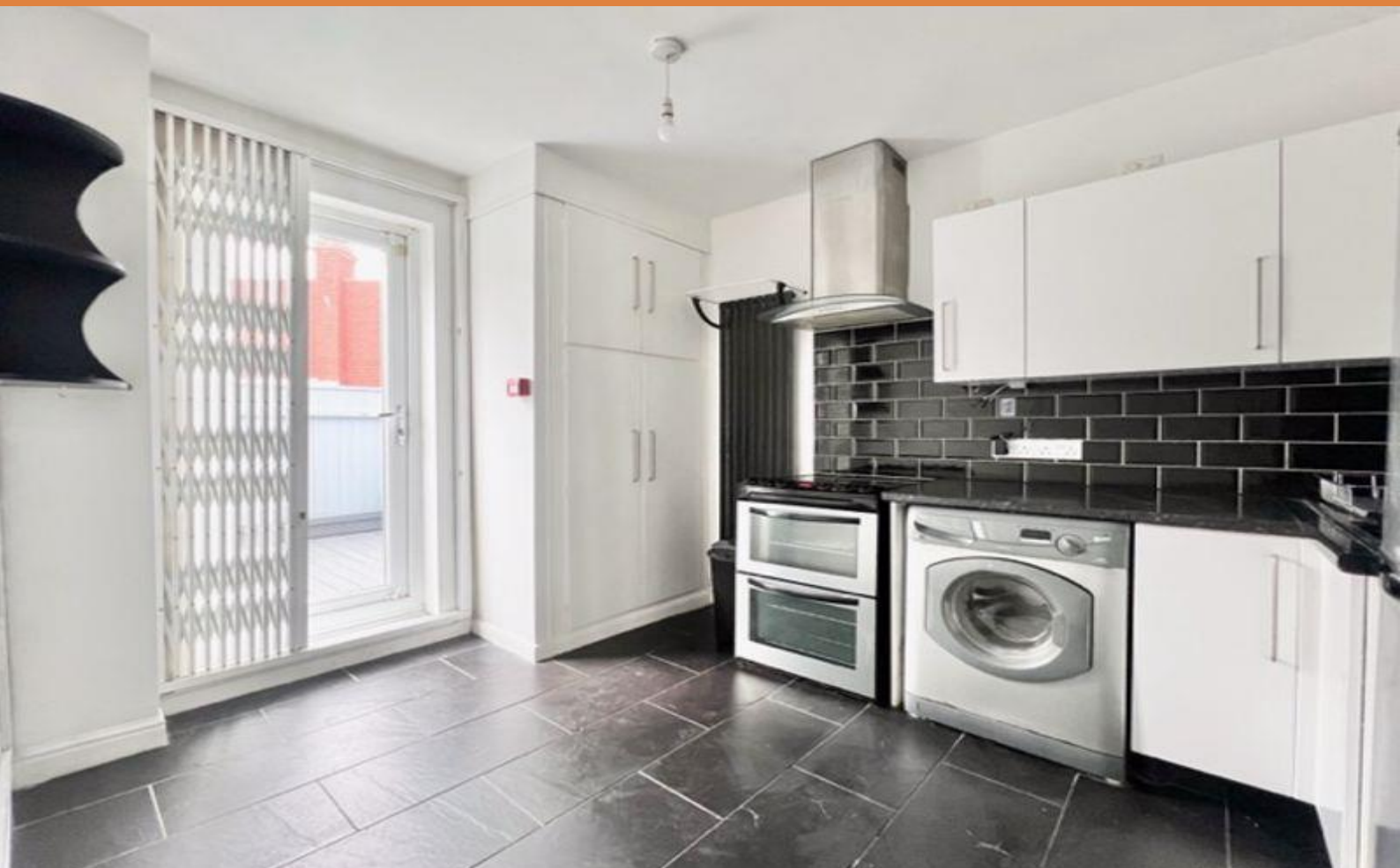
PASSIONATE ABOUT PROPERTY

CLEETHORPES  
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IMMINGHAM  
01469 564294

LOUTH  
01507 601550

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



**First Floor Flat 53  
Cambridge Street  
Cleethorpes  
DN35 8HD**

**Offers in the Region Of  
£112,500**

Crofts are pleased to bring to the market this two bedroom flat, close to sea view street with its many shops, bars and amenities, and also a short walk of the main shopping area of St Peters Avenue. The apartment comprises of modern breakfast kitchen room, hallway, spacious lounge, single bedroom to the first floor, bathroom with shower and separate bath and good sized double bedroom to the second floor. The property also benefits from a first floor balcony to the rear of the property with stairs to ground floor. The apartment would either suit a first time buyer or investor buyer with rents for this type of apartment coming in at £650 PCM making it a good investment also.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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### Flat Kitchen/Breakfast Room

12' 5" x 8' 5" (3.78m x 2.56m)

A modern kitchen breakfast room with space for small dining table and chairs has white wall and base units with grey work top over, space for tall fridge freezer, cooker with fixed extractor over and washing machine. The room has black metro tiled splash backs, black tiled floor, built in storage cupboard, uPVC door and window to the rear, pendant light, loft access, white decor and tall black contemporary radiator.

### Lounge/Diner

12' 2" x 13' 10" (3.71m x 4.21m)

A large spacious room to the front of the apartment with deep uPVC bay window with inward opening French doors. The room has white decor with feature wall, brown carpet, radiator and six way ceiling light.

### Bathroom

12' 7" x 5' 6" (3.84m x 1.67m)

A large bathroom has a white matching three piece suite with separate tiled shower enclosure and vanity sink and WC. The room has black white tiled walls and floor, white storage units, frosted uPVC window to the side, four down lights, extractor and tall black radiator

### Bedroom Two

7' 2" x 8' 0" (2.19m x 2.44m)

A single bedroom which has uPVC window to the rear, black and white carpet, white decor, ceiling light, radiator and blind.

### Landing

A spacious hallway has tiled area and carpeted area with white walls, downlights and pendant light. Spiral staircase leading upto the converted loft.

### Bedroom One

13' 2" x 13' 9" (4.02m x 4.20m)

With spiral staircase coming from an enclosed landing area on the first floor the bedroom has two Velux windows to the front, carpet, down lights and white decor.

### Outside

The decking area is to the rear of the property and provides the entry and exit routes to and from the apartment. A metal staircase runs from ground to first floor level with the decking area having tall timber fence which serves to keep the area private and secure. A timber gate leads into the top of the stairs.

### Tenure

Believed to be Leasehold with a new lease to be created upon sale. Awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

### Services

All mains services are understood to be connected. Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

### Viewings

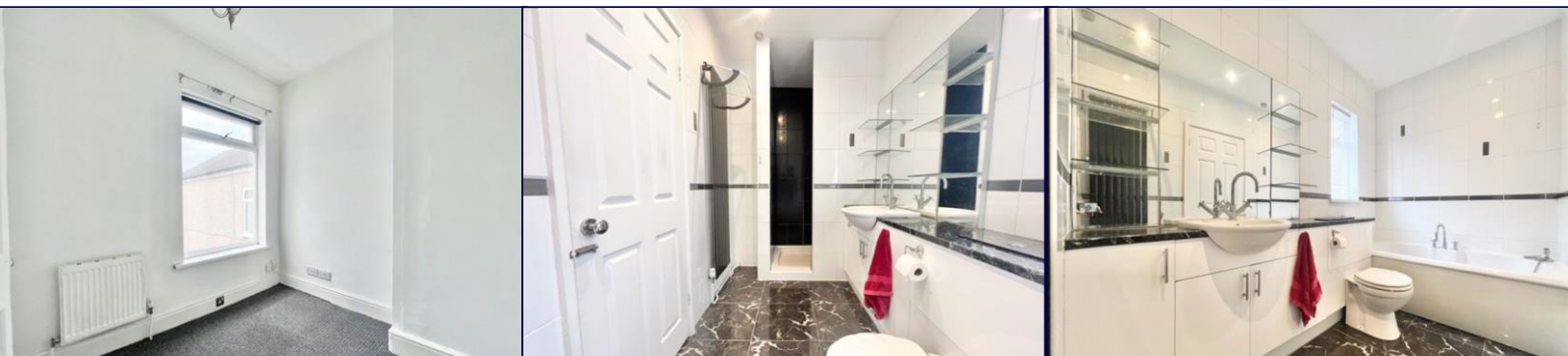
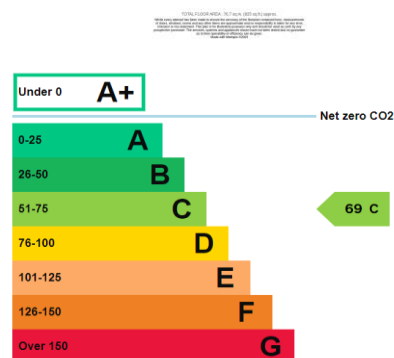
Please contact the relevant marketing office and all viewings are strictly by appointment only please.

### Council Tax Information

Band A: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://www.voa.gov.uk/cti)

### Additional Services

We offer free valuations, property management, energy performance provider and mortgage advice with no obligation. Please contact the relevant office for further details



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