



CROFTS ESTATE AGENTS

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



Peterson Drive

New Waltham
DN36 4LF

Offers in the Region Of £132,500

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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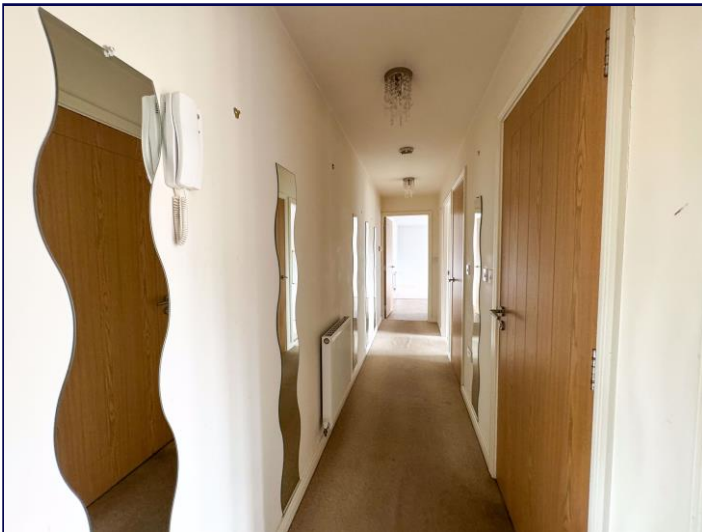
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Property Introduction

Crofts Estate Agents are pleased to bring to the market this first floor two bedroom apartment which comes complete with allocated parking, secure access, two double bedrooms, family bathroom, en-suite and a stunning open plan kitchen lounge area with full uPVC windows and gas central heating throughout. The Renaissance development is one of New Walthams most elite property sites and this is a great opportunity to purchase a stunning apartment which will make an ideal home for a wide variety of buyers or also an investor looking to rent with rents around £800 pcm.

Entrance

A secure intercom entry system provides access to the entrance hall and stairs.

Entrance Hall

The entrance hall reveals a fresh and modern decor echoed throughout with a radiator, carpeted floor and access to a large storage cupboard.

Kitchen/Diner/Lounge

19' 1" x 19' 4" (5.81m x 5.90m)

With dual aspect windows to the side and front elevation along with a Juliet balcony, two radiators and both carpeted and vinyl flooring.

There is also a modern range of fitted units with a sink and drainer, plumbing for a washing machine, an electric oven, hob with an extractor over and an Island. There is also plenty of space for a sofa and dining table.

Bedroom One

8' 10" x 15' 5" (2.68m x 4.69m)

Bedroom one has a Juliet balcony with windows either side to the front elevation, a radiator, carpeted floor and fitted wardrobes,

En-suite

6' 2" x 6' 4" (1.88m x 1.92m)

The en-suite has an opaque window to the front elevation, partially tiled walls, a radiator and vinyl flooring. There is also a modern suite with a WC, basin and a shower cubicle with an electric shower.

Bedroom Two

8' 9" x 14' 1" (2.67m x 4.29m)

Bedroom two has a window to the side elevation, a radiator, carpeted floor and fitted wardrobes,

Bathroom

6' 2" x 7' 5" (1.88m x 2.26m)

The bathroom has partially tiled walls, a radiator and vinyl flooring. There is also a WC, basin and a bath with a mains shower over.

Parking

Downstairs to the rear of the property there is allocated parking with a secure rear entrance door into the building.

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.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Viewings

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

Council Tax Information

Band B: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Free Valuations

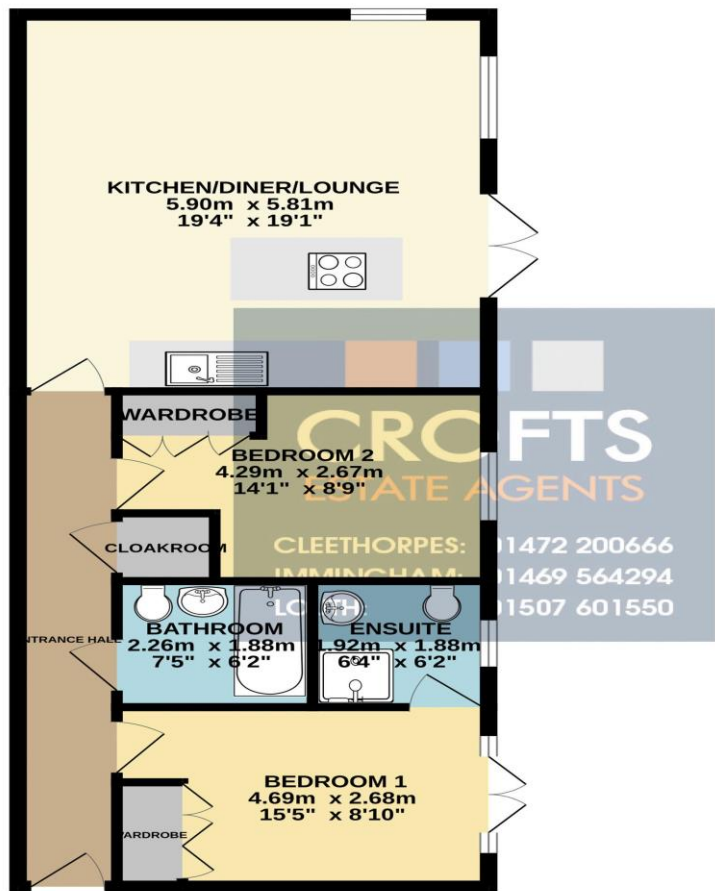
We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed



GROUND FLOOR



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		81 B
69-80	C	80 C	
55-68	D		
39-54	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.