



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



Highcliff Road

Cleethorpes
DN35 8RQ

Offers in the Region Of
£69,950

"Stunning Seafront Apartment for Sale! This generous second-floor apartment is perfectly positioned for seafront living, offering a short and scenic walk to the beach and its array of amenities. With neutral decor and carpeted throughout, the property is ready for you to move straight in and make it your own. Whether you're a first-time buyer, investor, or looking for a low-cost retreat, this apartment ticks all the boxes. With rental yields up to 8%, it's an attractive prospect for those looking to generate income. The lack of a forward chain adds to the appeal, making this property a must-see. Ideal for Airbnb, single occupiers, or anyone drawn to the vibrant seafront lifestyle, this apartment offers the perfect blend of convenience, potential, and seaside charm. Don't miss out on this fantastic opportunity to own a piece of seafront paradise and make it your dream home or savvy investment."

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 :

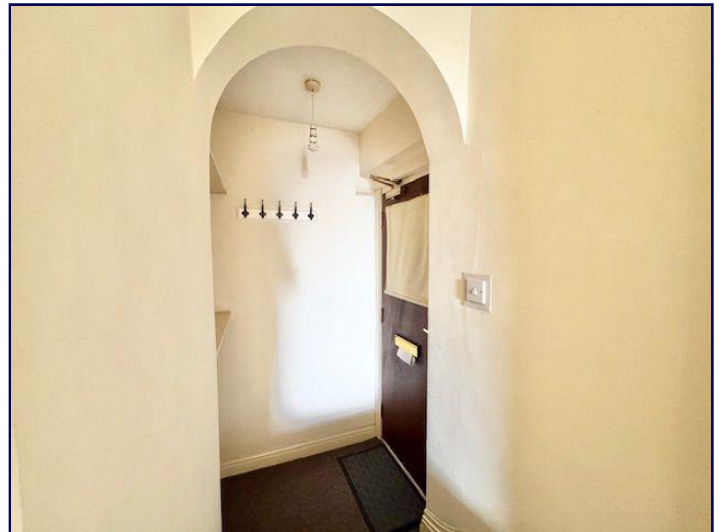
Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

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Communal areas

uPVC wood effect storm porch leads through another secure door to the communal entrance which has lift to ground, 1st and 3rd floor and stairs

Entrance hall

23' 5" x 3' 1" (7.15m x 0.95m)

Carpeted entrance with jacket hanging and room for shoes leads to the hallway off which come all the rooms. There is radiator, entrance intercom, smoke alarm, two pendant lights and neutral décor.

Lounge

12' 10" x 9' 8" (3.91m x 2.95m)

A well proportioned lounge sits at the rear of the property with uPVC window with blind, carpet, pendant light, cream décor with feature wall and radiator.

Kitchen

8' 10" x 5' 7" (2.70m x 1.71m)

A range of wall and base units run along one wall with integral gas hob, electric oven, grill with extractor over. Space is provided under the worktop for washing machine and fridge. Décor is neutral with cream splash back tiling above the worktops, there is wood effect vinyl flooring, radiator, ceiling light and uPVC window with fitted blind. Gas combination boiler.

Bedroom

9' 5" x 7' 4" (2.86m x 2.23m)

Decorated with cream painted walls the bedroom has uPVC window with blind, radiator, carpet and pendant light.

Bathroom

9' 3" x 5' 7" (2.82m x 1.71m)

The bathroom has a white three piece suite with shower off the taps over the bath with white splash back tiling to the bath shower and sink areas. The room has frosted uPVC window with blind, radiator, pendant light and tile effect vinyl flooring.

Car parking

Parking to the rear is not allocated and it comes on a first come first served basis. There are approximately seven spaces available.

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

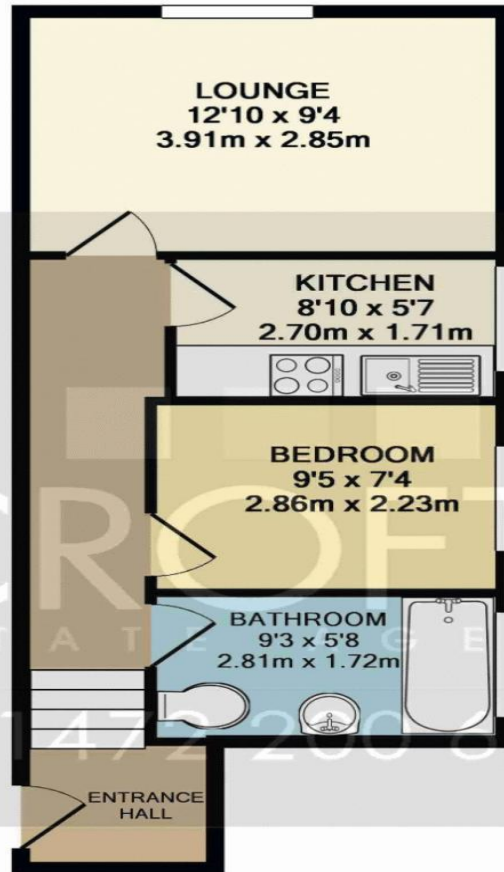
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

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.





TOTAL APPROX. FLOOR AREA 384 SQ.FT. (35.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		
69-80	C		71 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		