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



Kingsway

Cleethorpes
DN35 8QU

Offers in the Region Of
£125,000

ONLY PART OF THE BUILDING SHOWN IS FOR SALE Located on the sought-after Kingsway in Cleethorpes, this beautifully presented one-bedroom second-floor flat offers a modern coastal lifestyle with uninterrupted sea views. Finished to a high standard throughout, the property features a bright and spacious open-plan living area with windows that flood the space with natural light and frame stunning views over the promenade and North Sea. The modern kitchen is fully fitted with sleek units, and stylish worktops, ideal for both everyday living and entertaining. The generously sized double bedroom benefits from built-in storage and a peaceful atmosphere, while the modern shower room is tastefully designed with white fixtures and a clean, minimalist aesthetic. Neutral décor and modern flooring run throughout, creating a fresh and inviting feel. Further enhancing the appeal, the property includes secure allocated parking – a rare benefit in this prime

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Entrance

With a secure inter com entry system and uPVC doors to the front and rear, there are then stairs to the flat.

Lounge/Diner/Kitchen

13' 3" x 18' 3" (4.05m x 5.55m)

With two windows to the front elevation, both with stunning views and also a window seat to people watch, a radiator and LVT flooring. There is also a modern fitted kitchen with stylish units, breakfast bar, pop up electrical sockets, a dish washer, plumbing for a washing machine, a sink and drainer, an electric oven and gas hob with an extractor over. There is also a good space for a dining table and sofa.

Hall

With LVT flooring and a spacious storage cupboard.

Bedroom

13' 0" x 11' 1" (3.97m x 3.37m)

The bedroom has a window to the rear elevation, a radiator and a carpeted floor. There is also a built in wardrobe.

Shower Room

5' 1" x 8' 0" (1.54m x 2.45m)

The shower room has fully tiled walls and flooring, a WC, basin and a shower enclosure with a mains shower.

Parking

Enclosed by an electric roller shutter there is one parking space.

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

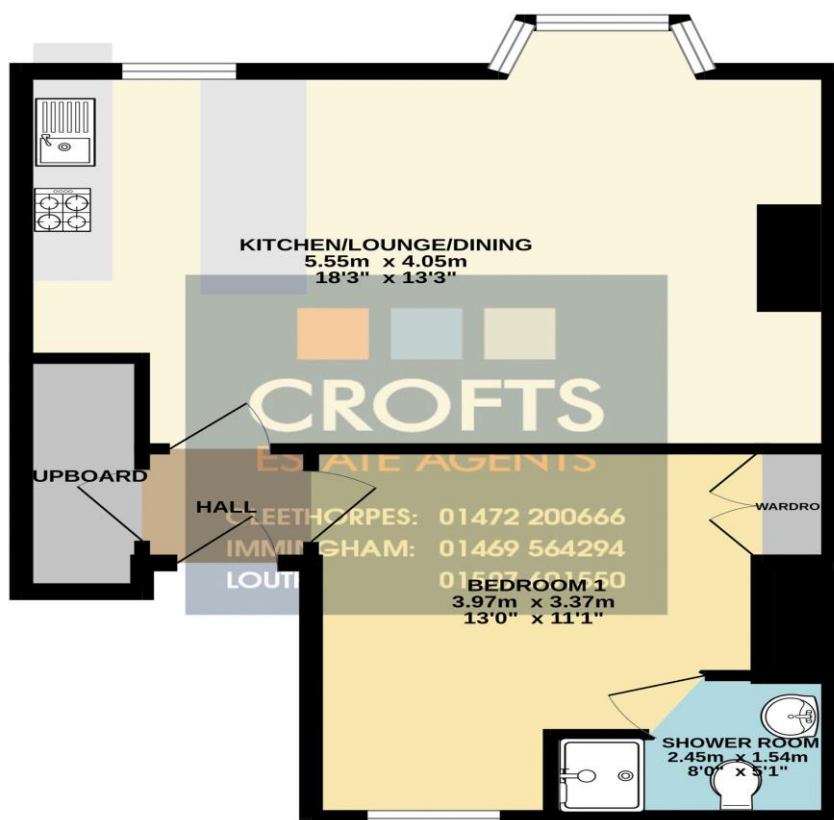
STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Tenure

Believed to be Leasehold, awaiting solicitors' formal confirmation.



GROUND FLOOR
43.0 sq.m. (463 sq.ft.) approx.



TOTAL FLOOR AREA : 43.0 sq.m. (463 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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