



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



Peterson Drive

New Waltham
DN36 4LF

Offers in the Region Of
£129,950

Crofts Estate Agents are pleased to bring to the market this top floor two bedroom apartment which comes complete with allocated parking, secure access, two double bedrooms, family bathroom and 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 is currently let and achieving £800 pcm therefore making a great investment opportunity for those looking to add to their portfolio.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Entrance

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

Entrance Hall

The main hallway is carpeted and painted neutral throughout. Off the hallway are the bedrooms, bathroom and kitchen lounge.

Bedroom One

9' 5" x 14' 6" (2.87m x 4.42m)

The first of the bedrooms is a double in size and has gas central heating and uPVC double glazing.

Bedroom Two

9' 1" x 14' 6" (2.78m x 4.42m)

The second of the bedrooms is another double in size and again has gas central heating, uPVC windows and is neutral throughout.

Bathroom

The family bathroom is located in between the two bedrooms and is modern throughout. Benefiting from a three piece suite including shower over the bath, this room has a heated towel rail and vinyl flooring.

Kitchen/Diner/Lounge

19' 8" x 17' 11" (5.99m x 5.47m)

The kitchen lounge is a superb open plan area which is separated by a large island unit which has the hob and extractor. The room has windows on two walls which floor the room with day light and offer stunning views. The kitchen is fully fitted and very modern. The decor is neutral and this room with a radiator and both laminate and carpeted flooring.

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.

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.

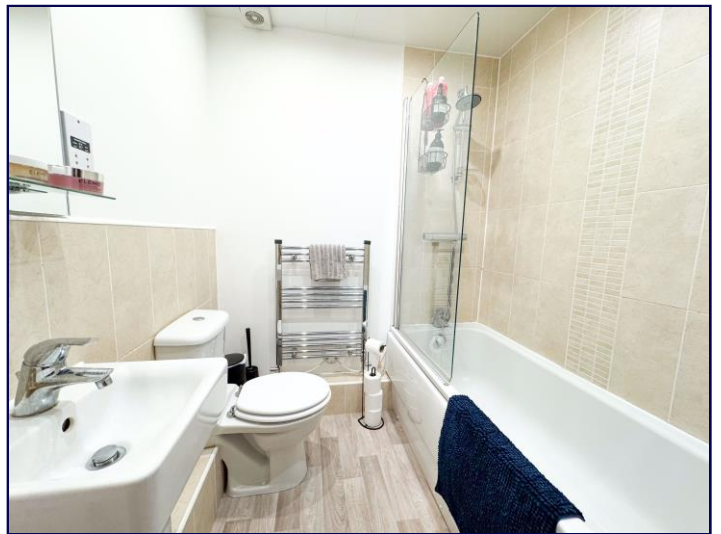
Property Management

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

Mortgage and Financial Advice

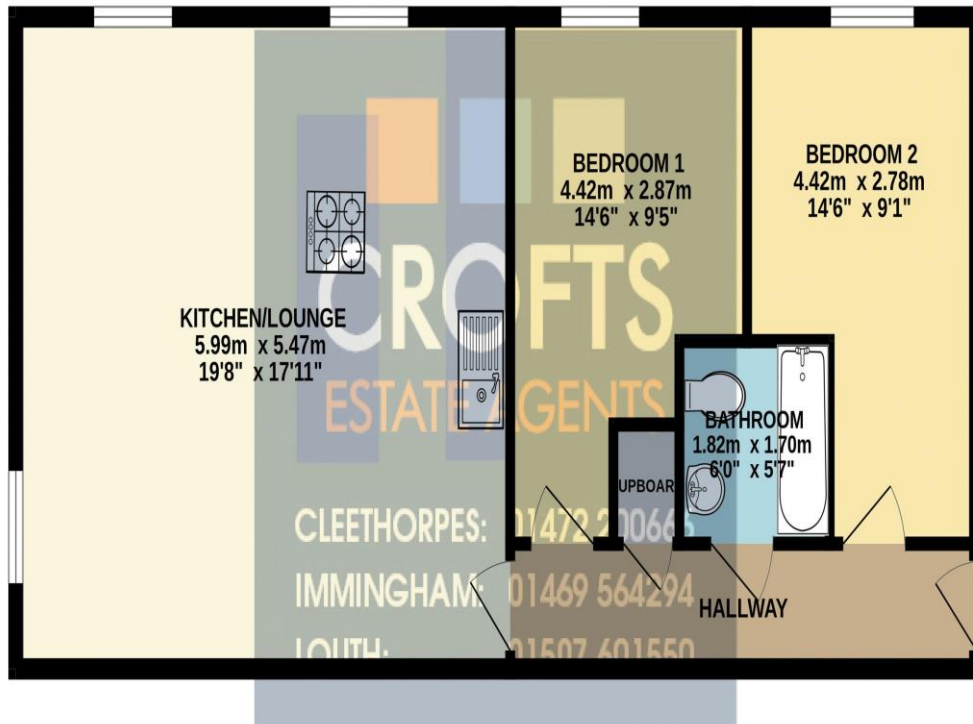
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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

63.7 sq.m. (685 sq.ft.) approx.



TOTAL FLOOR AREA : 63.7 sq.m. (685 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		