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



Kingsway Court

Cleethorpes
DN35 8QU

Offers in the Region Of £177,500

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Property Introduction

Situated in the sought-after Kingsway Court development in Cleethorpes, this ground floor one-bedroom flat offers a fantastic opportunity to enjoy seaside living with stunning views over the sea and promenade. The property features a well-proportioned lounge-diner, providing a bright and versatile living space with plenty of room for both relaxation and dining. The separate kitchen is fitted with a range of units and offers scope for personalisation, while the bedroom is a comfortable double. A shower room completes the accommodation. One of the key advantages of this property is its enviable position, allowing you to enjoy direct views of the coastline – perfect for those who love to be close to the sea. The development also benefits from a communal car park, providing convenient off-road parking for residents. Located on the Kingsway, this flat is ideally placed for access to Cleethorpes' attractions, including its sandy beach, promenade, cafés, shops and transport links, all just a short stroll away. Whether you're a first-time buyer, investor, or looking for a coastal retreat, this is a superb opportunity to purchase a property in one of Cleethorpes' most desirable positions.

Entrance

Entering the property off the communal hall with a secure intercom entry system reveals a carpeted floor and built in cupboard.

Lounge/Diner

17' 9" x 16' 8" (5.42m x 5.08m)

The lounge-diner has a window and door to the front elevation, coving to the ceiling, an electric radiator and a carpeted floor. There is also a built in cupboard.

Kitchen

10' 7" x 8' 2" (3.23m x 2.49m)

The kitchen has vinyl flooring and a range of modern fitted units and counter tops with a sink and drainer, plumbing for a washing machine and an electric oven and hob with an extractor over.

Bedroom

11' 9" x 11' 11" (3.59m x 3.64m)

The bedroom has a window to the rear elevation, coving to the ceiling, a carpeted floor and fitted wardrobes.

Shower Room

6' 9" x 5' 6" (2.06m x 1.68m)

The shower room has an opaque window to the side elevation, modern wall boarding and vinyl flooring. There is also a WC, vanity basin and a shower enclosure with an electric shower.

Outside

To the front there is low maintenance patio area with views over to the sea, ideal for alfresco dining. To the rear is a private residents car park with an allocated space and one visitors parking space.

Agent`s Note

We have been advised that a fee of £80 per month is payable to the management company which covers maintenance of the car park, building and building insurance. 18 residents own the freehold including Flat 1. The lease was over a period of 999yrs from its inception.

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 photographic inventories and regular property inspections to name just a few of our services.

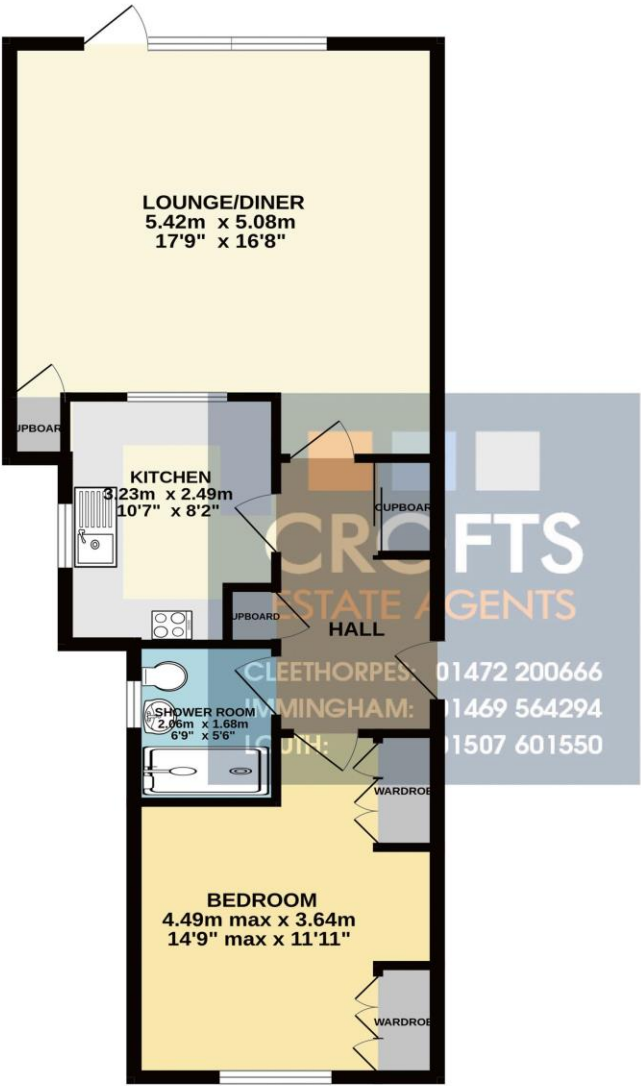
Mortgage and Financial Advice

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
58.7 sq.m. (632 sq.ft.) approx.



TOTAL FLOOR AREA : 58.7 sq.m. (632 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		74 C
55-68	D	61 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.