



CROFTS ESTATE AGENTS

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



College Street

Cleethorpes
DN35 8BN

Monthly Rental Of £795
Deposit Of £900

Crofts Estate Agents are delighted to bring to market this exceptional two bedroom ground floor flat available to let. The property is within a recently converted building and has been finished to a high specification throughout. The building is secured with coded entry, and internally comprises of four flats. This two bedroom flat is situated on the ground floor of the development, and upon entry reveals a hallway providing access to two good size double bedrooms, a spacious bathroom with modern three piece suite including shower over the bath and a kitchen/lounge area. The kitchen is fitted with integrated appliances such as electric oven, hob, extractor hood, fridge freezer and also benefits from an under counter washing machine. The flat is entirely furnished throughout and everything included as per the photographs. On street parking is available by permit upon application to local authority, the cost of the parking is not included within the rental amount.

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IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

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Communal Entrance

The building is accessed via the front door using secure coded entry. The communal space provides access to the four flats within the development, two of which are on the ground floor and two of which are on the first floor.

Inner Hallway

The inner hallway provides access to all of the living areas, including lounge, bathroom and two double bedrooms.

Lounge/Kitchen/Diner

14' 2" x 11' 5" (4.31m x 3.48m)

The main living space is situated at the front aspect and benefits from the large bay window. The space is well utilised with a dining table with benches, two seater sofa and a wall mounted TV. The kitchen is well equipped with integral appliances including fridge freezer and under counter washing machine along with other smaller appliances.

Bedroom One

14' 2" x 13' 9" (4.31m x 4.20m)

The main bedroom is extremely spacious and benefits from a walk in bay window allowing plenty of natural light. The room is furnished with a double bed, desk and wall mounted TV. There is a built in wardrobe for some additional storage space.

Bedroom Two

12' 10" x 8' 11" (3.92m x 2.71m)

The second bedroom is also of good size and enough for a double bed or two singles as pictured. The room also has a desk and wall mounted TV and provides access to the private courtyard.

Bathroom

10' 1" x 8' 11" (3.08m x 2.71m)

The bathroom is spacious and fitted with an exceptionally modern three piece bathroom suite with vanity sink, WC and bath with shower overhead.

Courtyard

13' 4" x 10' 4" (4.06m x 3.16m)

This flat benefits from a private courtyard accessed from the second bedroom which has artificial grass laid.

Tenure

Believed to be , 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.

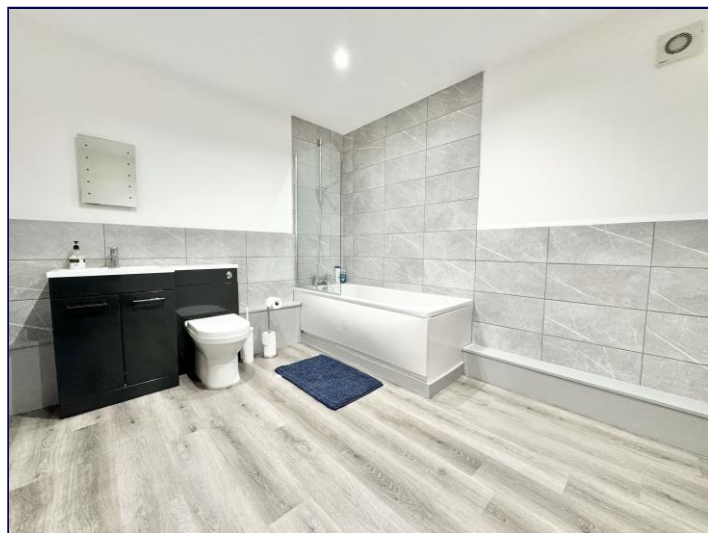
Property Management

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.

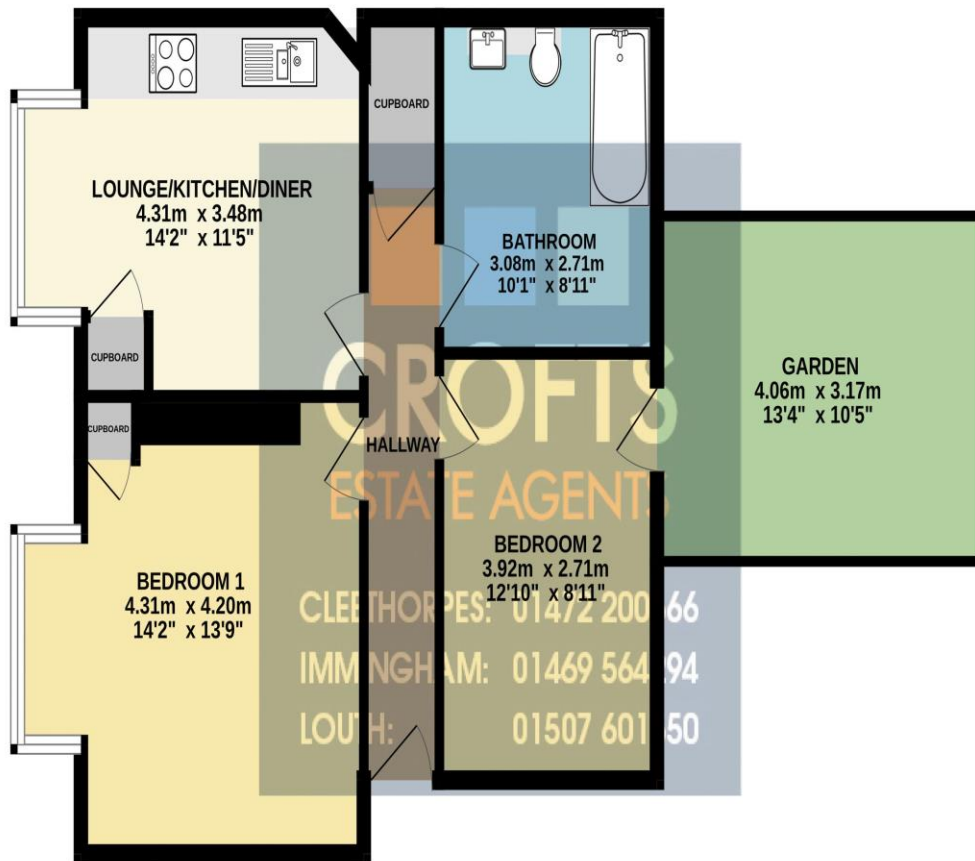
Mortgage and Financial Advice

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.



GROUND FLOOR
54.8 sq.m. (590 sq.ft.) approx.



TOTAL FLOOR AREA: 54.8 sq.m. (590 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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