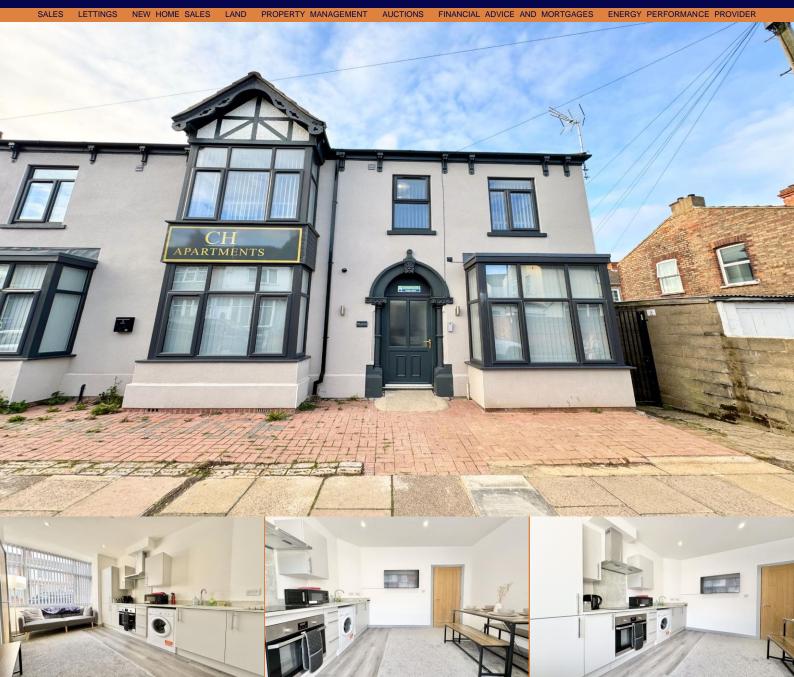
## **CROFTS ESTATE AGENTS** PASSIONATE ABOUT PROPERTY

CLEETHORPES 01472 200666

IMMINGHAM 01469 564294

LOUTH 01507 601550



### **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.

CLEETHORPES:62 St Peters Avenue, Cleethorpes, DN35 8HPIMMINGHAM:21 Kennedy Way, Immingham, DN40 2ABLOUTH: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.

facebook.

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#### 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 websitewww.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 MORTAGE OR OTHER LOAN SECURED ON IT.

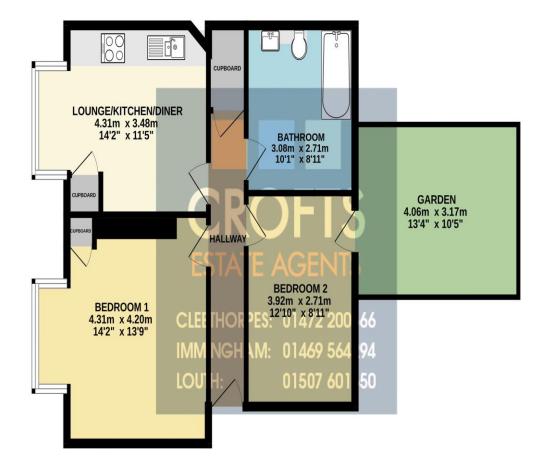








GROUND FLOOR 54.8 sq.m. (590 sq.ft.) approx.



TOTAL FLOOR AREA: 54.8 sq.m. (590 sq.ft.) approx. Whits every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of dors, windows, norms and any other terms are approximate and no reportability is taken for any error, mission or mis-satement. This plan is for illustrative purposes only and should be used as such any arror prospective purchaser. The services, systems and appliances shown have not been tested and no guarante as to their openality or efficiency can be given. Made with Metropix (\$2024

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, retable values et has been given in good faith and whils believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made faith and whils believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made faith and whils believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made in dues on the prevent are made values 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 of all theorements. The proves including regulation on therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contraket, and unless specifically stated otherwise, furnishings and contents are not included within this sale.