



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES
01472 200666

IMMINGHAM
01469 564294

LOUTH
01507 601550

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



Grimsby Road

Cleethorpes
DN35 7LB

Monthly Rental Of £585
Deposit of 675

Crofts Estate Agents are delighted to bring to the rental market this stunning recent development at Farringford House. The building has been lovingly restored into loft style apartments and truly have been finished to the highest standard. Apartment 5 is on the ground floor and internal viewing will reveal an entrance hall, kitchen-living area, one bedroom and a bathroom. Some features of the apartment are the anthracite windows, L.E.D spotlights, new fitted kitchen, modern bathroom suite and high ceilings creating a New York style apartment.

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

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Hallway

6' 3" x 6' 11" (1.909m x 2.110m)

Entry door from the communal hallway with intercom entry system. Electric wall mounted radiator.

Lounge/Kitchen

21' 6" x 9' 0" maximum (6.546m x 2.751m)

Offering double glazed anthracite window to the rear elevation this pleasant room offers a wall mounted electric radiator and a television connection point to the lounge area. The kitchen area offers an excellent array of newly fitted wall and base units with complementary roll edged work surfacing with inset stainless steel sink and drainer. Integrated oven and four ring electric hob with splashback and filter hood over. Integrated fridge and plumbing for an automatic washing machine. Under lighting to the wall units. LED down lighting to the ceiling to the kitchen area.

Bedroom One

14' 3" x 9' 6" (4.331m x 2.908m)

The double bedroom has a anthracite double glazed window to the rear elevation and is neutrally decorated. Wall mounted electric radiator. Airing cupboard.

Bathroom

6' 11" x 5' 7" (2.101m x 1.707m)

A newly fitted modern bathroom with close coupled w.c, pedestal wash hand basin and P-shaped panelled bath with shower screen and thermostatic shower over. Chrome effect electric towel radiator. Tiled splashback.

Communal Area

The communal area is tastefully decorated with lovely feature staircase. Intercom entry system to all apartments.

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 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

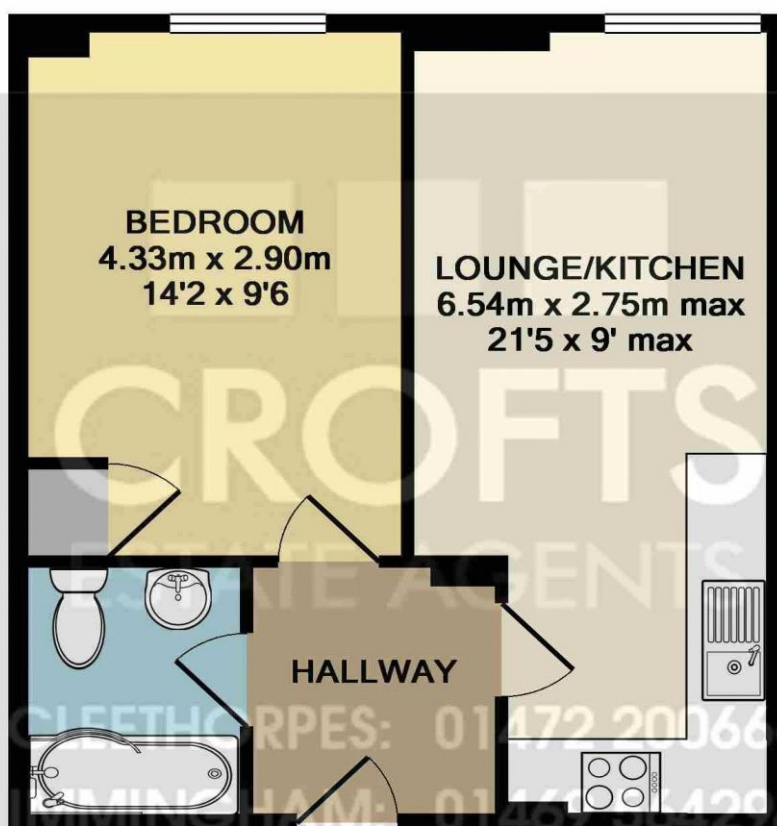
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

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.





LOUTH: 01507 601550

TOTAL APPROX. FLOOR AREA 35.8 SQ.M. (386 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2019

