



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



Mill Road

**Cleethorpes
DN35 8JD**

**Monthly Rental Of £595
Deposit Of £650**

Crofts Estate Agents are delighted to offer this recently refurbished two bedroom maisonette apartment within the sought after 'The Mount' development on Mill Road. Set in leafy grounds with large open plan communal gardens the property benefits from its own off-road allocated parking space. The property itself is deceptively spacious spread over two floors, the ground floor briefly comprises of inner entrance hall, large living area and modern kitchen. On the first floor of the apartment there are two double bedrooms, a spacious landing and a newly fitted modern bathroom. Close to Cleethorpes centre and it's many amenities, this property is in an ideal location and has been superbly refurbished to high standard. Referencing and admin fees apply. Working tenants only, no pets and no smokers.

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

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 12 Market Place, Louth, LN11 9PB

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

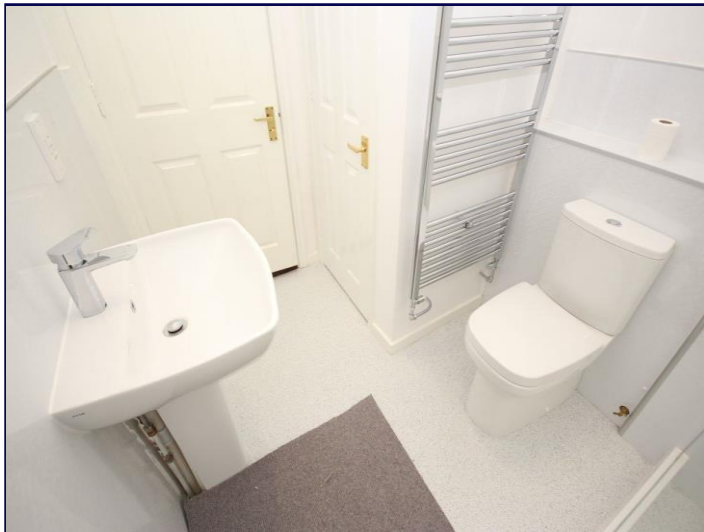
info@croftsestateagents.co.uk

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Fax: 01472 200 119



Entrance hall

8' 12" x 5' 10" (2.74m x 1.77m)

Entered from the grand communal entrance hall through a secure wood door to a generous reception hall which is neutrally decorated. There is ample space for jackets, coats, bags, bikes or prams here with further space under the stairs. In the entrance there is a centrally heated radiator, intercom phone to front door, smoke alarm and pendant light.

Lounge/Diner

15' 4" x 15' 1" (4.67m x 4.60m)

A neutrally decorated spacious lounge can be used for dual purpose for eating and lounging. With high ceilings, the lounge has a huge uPVC bay window with fitted curtains to the front elevation. The lounge has two stylish pendant lights and radiator.

Kitchen

12' 0" x 5' 9" (3.66m x 1.74m)

Comprising of a range of modern base and wall units, the kitchen is well equipped with gas hob, electric oven and grill with extractor above, dish washer, and sink drainer.

Stairs/Landing

A wide staircase opens to a generous landing and both are carpeted and decorated with coving to the ceiling. There is a second door to the first floor making moving in easier with access

to the lift helping with the moving of beds. There is also pendant light and smoke alarm.

Bedroom One

13' 8" x 12' 2" (4.16m x 3.70m)

Neutrally decorated, the larger bedroom has uPVC double glazed window to the front elevation and central heating.

Bedroom Two

10' 5" x 12' 2" (3.17m x 3.70m)

The second bedroom also makes a double room and has built in storage/wardrobe to one side. The room has a solid wood block floor with neutral décor to the walls and coving. The room has a uPVC double glazed window to the front elevation and gas central heating.

Bathroom

8' 10" x 7' 4" (2.68m x 2.24m)

The modern bathroom comprises of a huge walk in shower, wash basin and low flush WC with white splashback and heated towel rail.

Communal grounds

There are communal grounds to all sides of the property with well maintained gardens by gardeners who are paid from the service charge which the landlords take care of.

Parking

There is an allocated parking place at the property and one visitors space.

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.

Viewing

By appointment only, telephone 01472 200666

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 01472 200666 or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

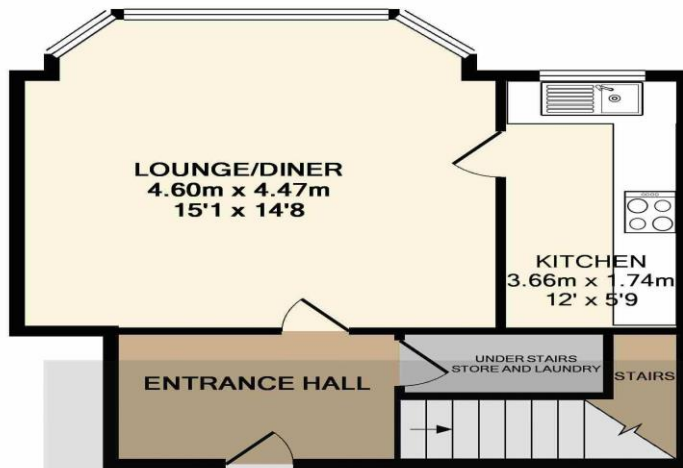
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

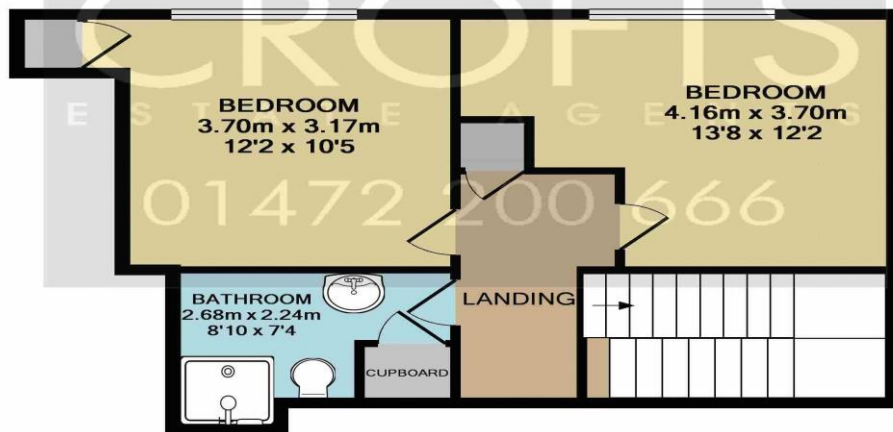
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

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
APPROX. FLOOR
AREA 36.0 SQ.M.
(387 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 40.3 SQ.M.
(434 SQ.FT.)

TOTAL APPROX. FLOOR AREA 76.3 SQ.M. (821 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

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