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PROPERTY FOR SALE
FIRST FLOOR FLAT 68 DAVENPORT DRIVE, CLEETHORPES

PURCHASE PRICE £124,950 LEASEHOLD



VIEWING	By appointment with this office
COUNCIL TAX BAND	A
PURCHASE PRICE	£124,950
TENURE	We understand the flat to be Leasehold with 125 year lease from 01/04/1985 this is to be confirmed by the solicitors

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68 DAVENPORT DRIVE, CLEETHORPES

Nestled on Davenport Drive in the charming coastal town of Cleethorpes, this well-presented first-floor flat offers an excellent opportunity for first-time buyers, investors, or those seeking a peaceful retirement. With its prime location, residents will enjoy easy access to local amenities and a delightful short stroll to the seafront, perfect for leisurely walks along the beach.

Upon entering the property, you are welcomed by an entrance hall that leads to a staircase, guiding you to the flat's inviting interior. The layout comprises of a landing that connects to a well-equipped kitchen, complete with a sun room that bathes the space in natural light. The lounge provides a comfortable area for relaxation, while two bedrooms offering ample space for rest and relaxation. The bathroom is conveniently located, ensuring practicality for everyday living.

Outside, the property boasts a well-maintained private rear garden, ideal for enjoying the fresh air or tending to your gardening interests. Additionally, off-road parking adds to the convenience of this lovely home. The flat is fitted with double glazing and benefits from gas central heating, ensuring warmth and comfort throughout the year.

This delightful flat on Davenport Drive is not just a property; it is a wonderful place to call home, offering a blend of comfort, convenience, and coastal charm. Whether you are looking to invest or settle down, this flat is sure to meet your needs.

FRONT

ENTRANCE PORCH

Through the u.PVC double glazed patio doors into the porch with a tiled floor.



68 DAVENPORT DRIVE, CLEETHORPES

HALL

Through a hardwood and glazed door into the hall with a wooden window, stairs to the flat, a central heating radiator, a walk in cloaks cupboard and a light to the ceiling.



LANDING

Up the stairs to the flat where doors to all rooms lead off, a u.PVC double glazed window, two built in cupboards, a light and loft access to the ceiling.



68 DAVENPORT DRIVE, CLEETHORPES

LANDING



LOUNGE

15'11 x 11'10 (4.85m x 3.61m)

The lounge with a u.PVC double glazed window, a central heating radiator and a light to the ceiling.



68 DAVENPORT DRIVE, CLEETHORPES

LOUNGE



KITCHEN

15'0 x 12'5 (4.57m x 3.78m)

With a range of cream wall and base units, contrasting work surfaces and up stands, a stainless steel sink unit with a chrome mixer tap. An electric hob with a stainless steel extractor fan above, plumbing for a washing machine and a wall mounted central heating boiler. Two u.PVC double glazed windows and a door, a central heating radiator, laminate to the floor and spotlights to the ceiling.



68 DAVENPORT DRIVE, CLEETHORPES

KITCHEN



SUN ROOM

17'2 x 4'11 (5.23m x 1.50m)

With u.PVC double glazed windows, white base units, a central heating radiator, laminate to the floor and wall lights.



68 DAVENPORT DRIVE, CLEETHORPES

SUN ROOM



BEDROOM 1

12'4 x 10'11 (3.76m x 3.33m)

This double bedroom to the front of flat with a u.PVC double glazed window, a built in wardrobe, a central heating radiator and a light to the ceiling.



68 DAVENPORT DRIVE, CLEETHORPES

BEDROOM 1



BEDROOM 2

14'3 x 8'2 (4.34m x 2.49m)

Bedroom two is to the front of the flat with a u.PVC double glazed window, a central heating radiator and a light to the ceiling.



68 DAVENPORT DRIVE, CLEETHORPES

BATHROOM

10'11 x 6'4 (3.33m x 1.93m)

The bathroom comprising of a panelled bath, a chrome mixer tap and a Redring electric shower, a pedestal wash hand basin with a chrome mixer tap and a toilet. A u.PVC double glazed window, fully tiled walls, a central heating radiator and a light to the ceiling.



SHED/STORE



68 DAVENPORT DRIVE, CLEETHORPES

OUTSIDE

There is a block-paved and concrete private drive for off road parking, and a pathway access.

At the end of the drive next to the Shed/Store is the entrance to the garden which is gated and fenced off from the downstairs flat making it very private. It is laid to pavers, a decorative stoned area and raised established borders. There is a timber summer house, a timber shed and a greenhouse and the Shed/Store and summer house have light and power.



OUTSIDE



68 DAVENPORT DRIVE, CLEETHORPES

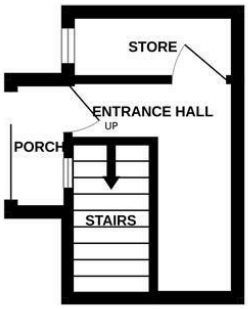
VIEWS



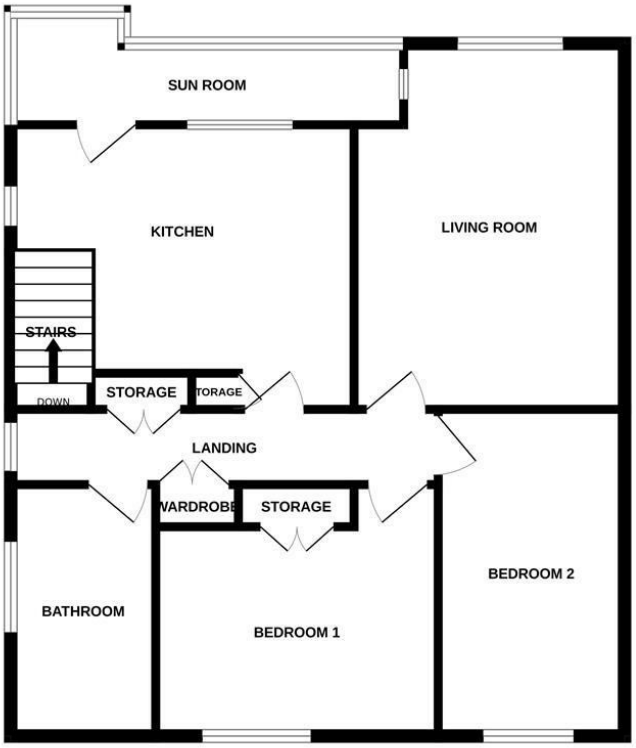
LEASE

125 years from 01/04/1985
Ground Rent £10.00 per annum

GROUND FLOOR



1ST FLOOR



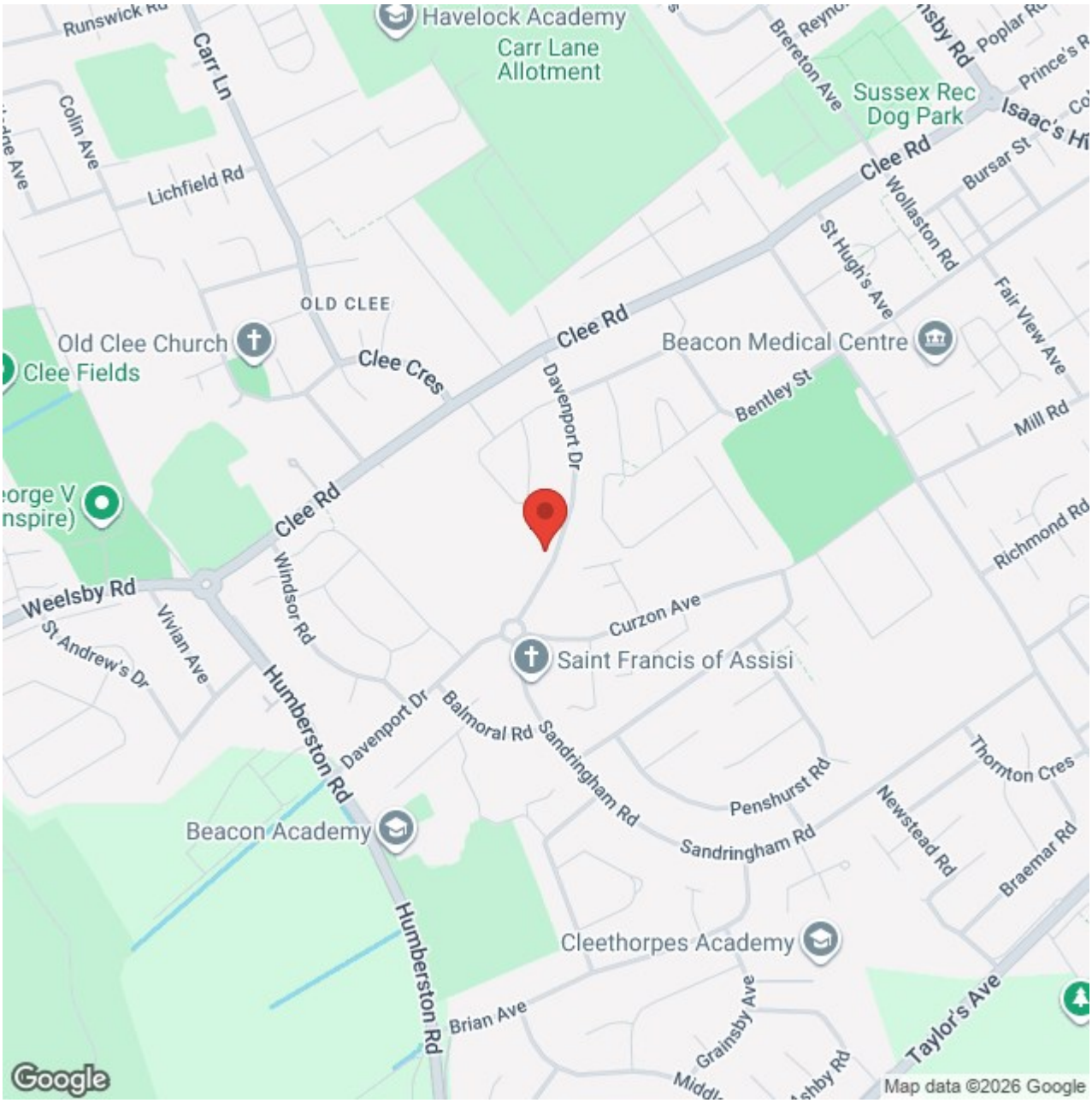
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



ADDITIONAL NOTES

FREE VALUATIONS:

We offer a free valuation with no obligation, just call the office on 01472 698698 and ask for your free valuation, we are flexible with our times.

B.M.H. PROPERTY MANAGEMENT.

We offer a letting/management service:-
Four weekly payments / Regular inspections / credit checks / Our monthly fee is 12% Inclusive of VAT (i.e. 10% + V.A.T.) Call us if you are interested.

MORTGAGE ADVICE

WE CAN OFFER INDEPENDENT MORTGAGE ADVICE

Our local broker James Welham can help you find the best mortgage to suit you providing personal face to face expert advice either at our office or in the comfort of your own home. Contact our office for further details on 01472 698698 or speak to James Welham directly on 07710 548 379 or james@jdwassociates.co.uk.

Bettles, Miles and Holland Estate Agents is an introducer to JDW Associates, which is an appointed representative of Lakeside Wealth Management Limited, which is authorised and regulated by the Financial Conduct Authority 458204.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

They normally charge a fee of £495 payable on production of offer.

(BMH may recommend the services of James Welham JDW Associates but it is entirely sellers/potential buyers own decision to use the services and they are under no obligation to do so. BMH receive a referral fee/benefits worth £75 per mortgage completion. This has NO effect on the price sellers/potential buyers pay for the Mortgage Advice. It is purely an agreement between BMH and James Welham.)

STATUTORY NOTICE: YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

*** ALL MEASUREMENTS STATED ARE APPROXIMATE.**

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