



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



Cosgrove Street

**Cleethorpes
DN35 8NA**

**Monthly Rental Of £395,
Deposit of £425**

One Bedroom first floor flat in Central Cleethorpes, one street away from the sea front and St Peters Avenue main shopping Street. Recently refurbished including carpets and a new gas central heating system. This property has a open plan living and kitchen area to the front of the flat, with modern fitted units, built in cooker and hob, landing leading to the bathroom with the double bedroom to the rear which has the bonus of a balcony that has room for a patio set.

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 :

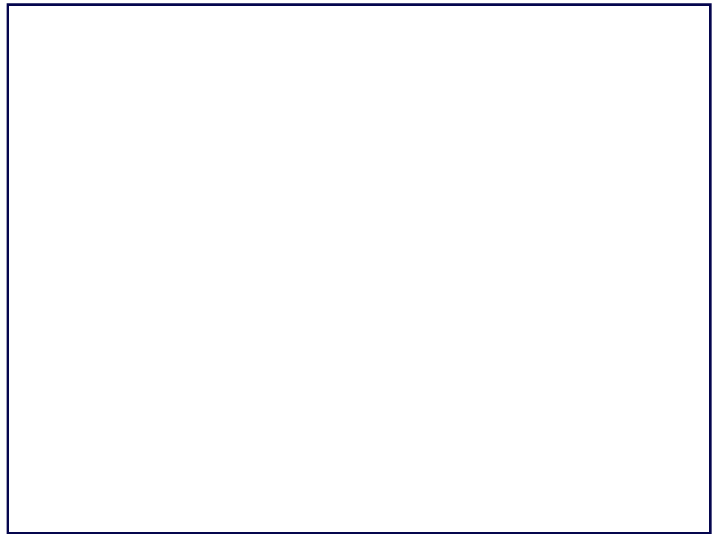
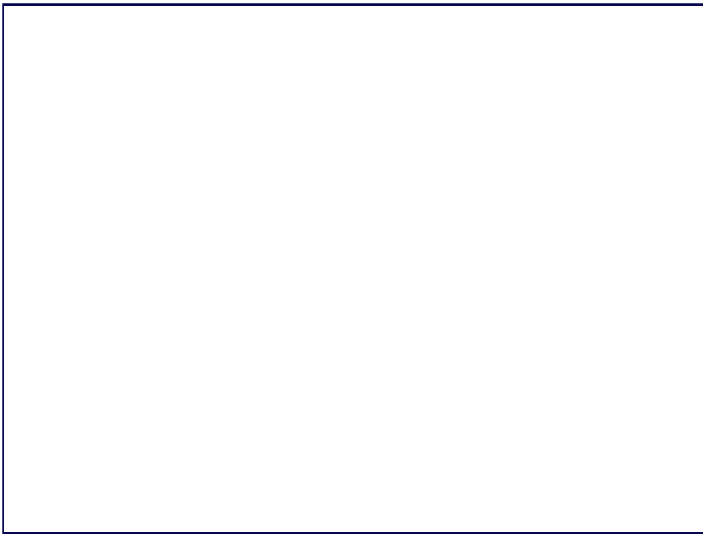
info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk

Fax: 01472 200 119

**Entrance hall**

The entrance has uPVC composite front door to front entering into a communal hallway with door to apartment.

A small balcony has metal railed balustrade.

Living room

Open plan to the kitchen area this room is neutrally decorated with UPVC windows radiator and pendant light.

Kitchen

Modern kitchen with wooden units and integral oven/hob.

Bedroom One

Neutrally decorated with UPVC windows, radiator, carpet, pendant light and radiator.

Bathroom

Modern bathroom with white three piece suite including bath, basin and sink. The room has vinyl floor, tiled splash backs, shower screen, radiator, ceiling light and uPVC window.

Balcony

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.

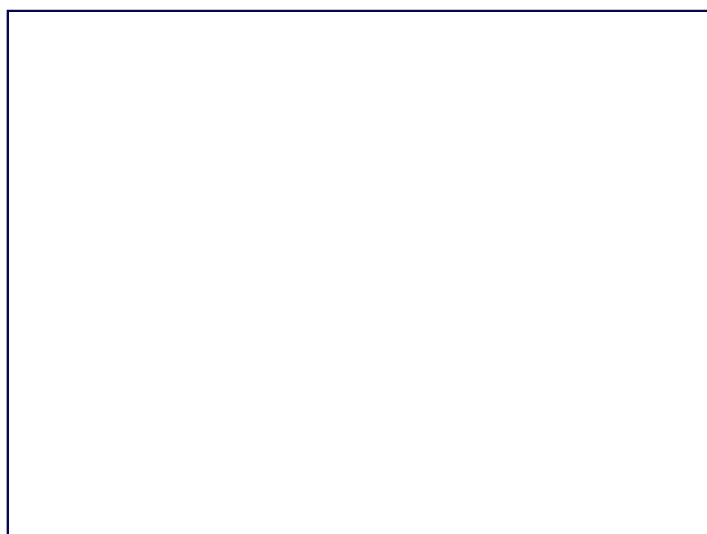
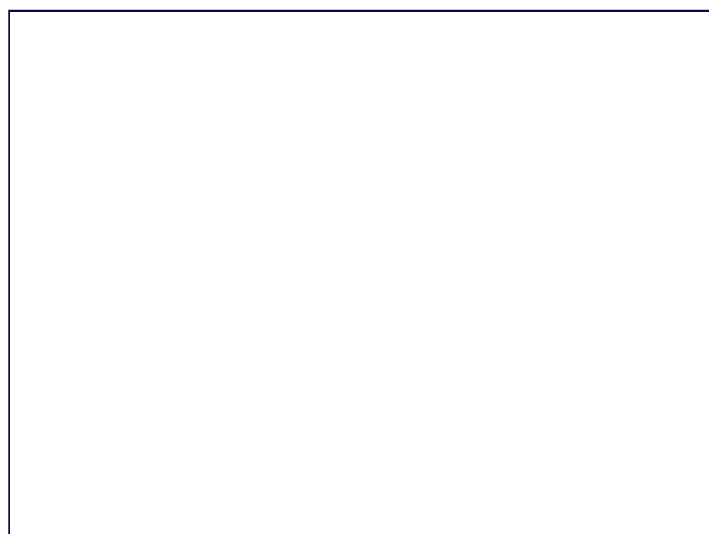
Property Management

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.

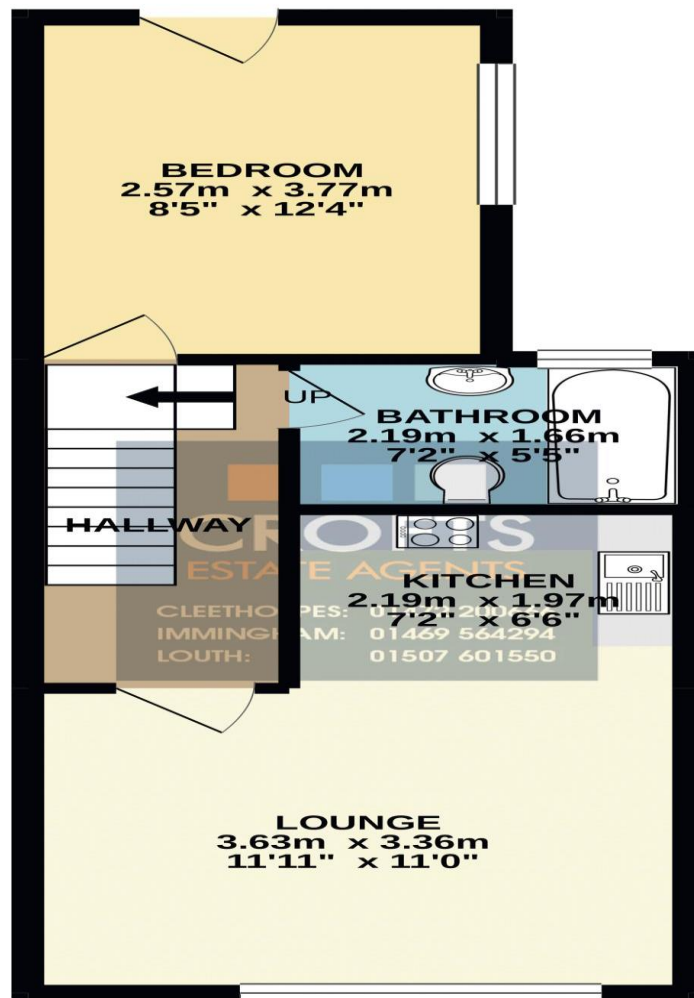
Mortgage and Financial Advice

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
35.0 sq.m. (377 sq.ft.) approx.



TOTAL FLOOR AREA : 35.0 sq.m. (377 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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