Joy Walker

ESTATE AGENTS



Apt 9 Penny Mews

Watham, North East Lincolnshire DN37 0YS

Located in this secure gated community of quality apartments for the over 55's in the heart of the village of Waltham, directly off the High Street, is this very spacious first floor flat. The well presented accommodation includes: Ground floor entrance hall and useful storage cupboard with the staircase leading up to the first floor landing, excellent sized lounge, fabulous dining kitchen with ample space for additional seating area, two double bedrooms both with fitted wardrobes and a shower room/wc. Electric under floor heating. Double glazing. Parking for two cars. Communal gardens. Carpets, blinds and light fittings included. Early viewing recommended. ONLY PART OF THIS BUILDING IS BEING SOLD.

- F F SPACIOUS PURPOSE BUILT APARTMENT
- SECURE GATED COMMUNITY
- LARGE LOUNGE
- SPACIOUS LIVING DINING KITCHEN
- TWO DOUBLE BEDROOMS BOTH WITH WARDROBES
- SHOWER ROOM/WC
- UNDER FLOOR ELECTRIC HEATING
- DOUBLE GLAZING
- TWO ALLOCATED PARKING SPACES
- EARLY VIEWING RECOMMENDED







£159,950

58 St Peters Avenue, Cleethorpes, Lincolnshire, DN35 8HP Telephone: 01472 200818 Fax: 01472 200618

www.joywalker.co.uk

DRAFT DETAILS
PLEASE NOTE THESE ARE DRAFT PARTICULARS AWAITING FINAL APPROVAL FROM THE VENDOR, THEREFORE THE CONTENTS HEREIN MAY BE SUBJECT TO CHANGE AND MUST NOT BE RELIED UPON AS AN ENTIRELY ACCURATE DESCRIPTION OF THE PROPERTY.

ACCOMMODATION
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MEASUREMENTS
All measurements are approximate.

GROUND FLOOR
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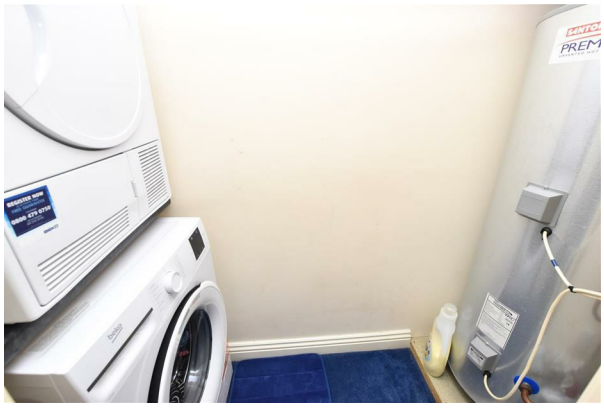
PERSONAL SIDE ENTRANCE
Approached via a uPVC entrance door into this small entrance hall which has a useful understairs storage area. The staircase leads up to the first floor.



FIRST FLOOR LANDING
Having a double glazed window to the side elevation. Walk in storage cupboard. Coving to ceiling



UTILITY CUPBOARD
This utility area has space for a stacker washing machine and tumble dryer, fitted shelving and houses the hot water cylinder. Light and power.



LOUNGE (FRONT)

17'7" x 13'6" (5.37 x 4.12)

This spacious lounge has a double glazed widow to the front elevation, coving to ceiling inset with spot lights plus a floating media unit. Underfloor heating and air conditioning.





LOUNGE

LIVING DINING KITCHEN

21'9" x 11'8" (6.65 x 3.56)

This large room has two double glazed windows, coving and inset spot lights to ceiling and fitted with a vinyl floor. The kitchen area is fitted with a range of blue base cupboards including an electric hob with an extractor above plus an electric oven. The contrasting work surfaces are inset with a stainless steel sink unit which have complementary tiled splash backs. The dining area has a bespoke fitted oak table with space for four chairs. To the rear of this room is space for a home office and seating area. Under floor heating.



LIVING DINING KITCHEN



BEDROOM 1 (REAR)

9'1" x 13'9" (2.77 x 4.21)

The bedroom furniture in this room is included in the sale which comprises a wardrobes, drawer units and the unit which surrounds the bed. Underfloor heating. Double glazed window. Ceiling light/fan.



BEDROOM 1



BEDROOM 2 (FRONT)

10'0" x 11'10" (3.06 x 3.63)

Double glazed window, underfloor heating an a bank of fitted wardrobes are included in the sale.



SHOWER ROOM/WC

8'10" x 9'6" (2.71 x 2.91)

This modern shower room is fitted with an excellent sized walk in shower which includes a twin headed power shower fitted with Aqua boarding and having glass screens to the front, a white high gloss vanity unit with a mirror above and a low flush wc. The walls are half tiled in a contrasting blue. Electric heated towel rail. Underfloor heating. Double glazed window. Coving with inset spot lights to ceiling.



SHOWER ROOM/WC



OUTSIDE

This is a view of part of the development and as previously mentioned the apartment is located within a secure gated development and is accessed through two electric high wrought iron gates onto the block paved driveway. The two allocated parking spaces are situated on the left hand side of the driveway. The development is set within well kept communal gardens.



COUNCIL TAX BAND & EPC RATING

Council Tax Band - B
EPC -

TENURE - LEASEHOLD

Tenure- Leasehold - We are advised that the Mews freehold is owned by a management company comprised of residents and that each unit is granted one share in the company, to legally give the leaseholder access to the freehold. Leases of 99 years were granted by the original freeholder, in this case from 2003. The management company is currently negotiating with a solicitor to extend leases, at cost, to any interested current or future leaseholders

An annual service charge is levied on all owners to cover the cost of the building insurance, maintenance, cleaning of the shared areas and gardening. We understand the current charge to be £60 per month which could change in the future. Confirmation / verification has been requested. Please consult us for further details.. Confirmation / verification has been requested. Please consult us for further details.

VIEWING ARRANGEMENTS

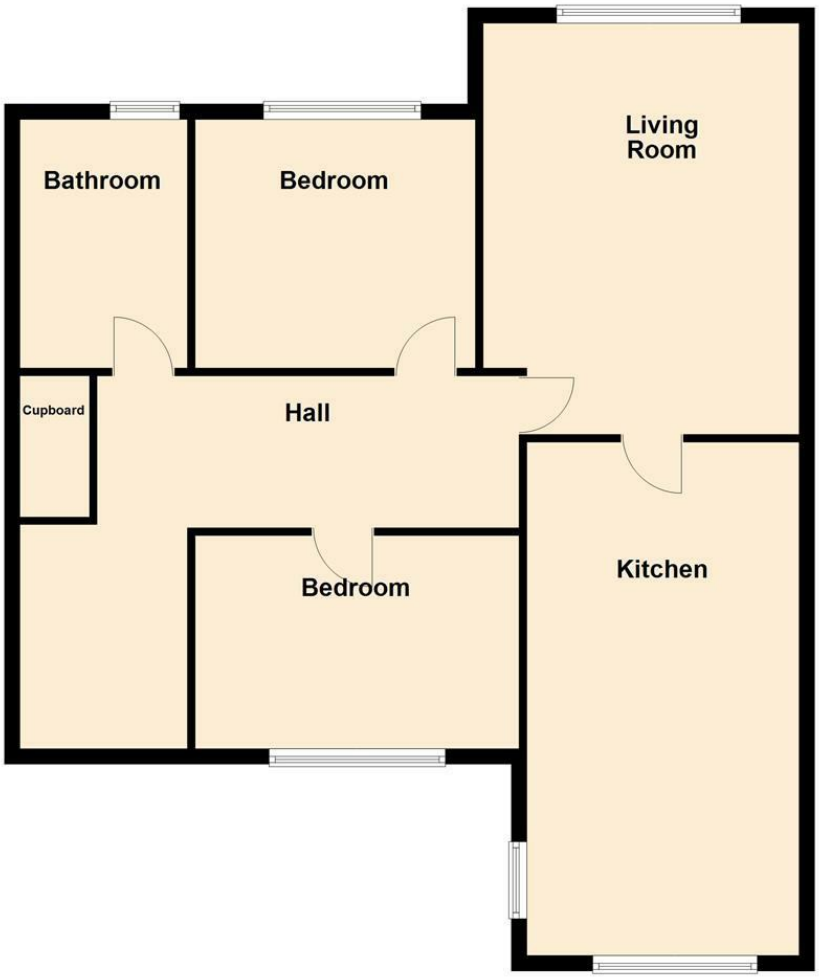
Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

OPENING TIMES

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

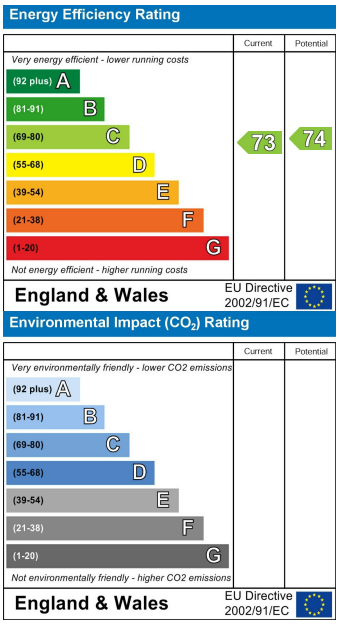
Ground Floor

Approx. 97.1 sq. metres (1045.5 sq. feet)



Total area: approx. 97.1 sq. metres (1045.5 sq. feet)





For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.