ARGYLE
ESTATE AGENTS







8 The Mount, Mill Road, Cleethorpes, North East Lincolnshire, DN35 8JD
£162,000

31 Sea View Street, Cleethorpes, North East Lincolnshire, DN35 8EU Tel: 01472 603929

Key Features:

- Superb Two Bedroom Apartment
- Generous Room Proportions
- Spacious Living Room & Main Bedroom Suite
- Second Double Bedroom & Family Bathroom
- Modern Kitchen Diner
- Ample Loft Storage & Utility Room
- Allocated Parking & Communal Gardens



An excellent opportunity to acquire a generously sized two bedroom apartment forming part of this historic building on Mill Road, known as 'The Mount'.
Situated on the top floor, the accommodation offers views over Cleethorpes with sea views beyond, and is located just a short walk from the town centre and sea front.
Tastefully presented, the accommodation comprises; entrance hall, living room, kitchen diner, main bedroom with en-suite shower room, a second double bedroom, bathroom and utility room.
Suited to a variety of purchasers including young professionals, downsizers, or an occasional 'lock & leave', for buyers seeking elevated privacy and lifestyle. Viewing Highly Recommended.
Externally there are well maintained communal gardens with allocated parking space and electric car charger.











COMMUNAL ENTRANCE

APARTMENT NO 8 ENTRANCE HALL
16'8" x 4'5" (5.10 x 1.35)

KITCHEN DINER
15'3" x 11'4" (4.65 x 3.47)

LIVING ROOM
20'3" x 13'8" (6.18 x 4.18)

BEDROOM 1
17'1" x 11'8" (5.23 x 3.56)

EN-SUITE SHOWER ROOM
6'11" x 7'6" (2.12 x 2.31)

BEDROOM 2
16'9" x 12'7" (5.12 x 3.84)

FAMILY BATHROOM
7'8" x 7'4" (2.35 x 2.25)

UTILITY
7'6" x 4'5" (2.30 x 1.35)

TENURE
Leasehold

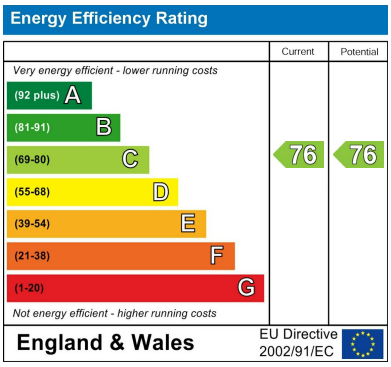
COUNCIL TAX BAND
A











Viewing

By appointment only.

Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirrmed by a solicitor.
Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131
Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

Although we have taken great care to ensure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquiries., in order to ensure that any necessary consents have been obtained. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore