ARGYLE
ESTATE AGENTS

16 Summerfields Kings Road, Cleethorpes, North East Lincolnshire, DN35 0AF

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

Key Features:

- Over 55's
- First Floor Apartment
- Seafront Location
- One Double Bedroom
- Shower Room
- Kitchen & Living Room
- Communal Gardens & Parking
- No Forward Chain
- No Pets

SIGNIFICANTLY REDUCED TO REFELECT LEASE.
Offered to the over 55's, a one bedroom purpose built apartment, situated in this prime area on Cleethorpes seafront, close to all local attractions, the promenade, and boating lake.
Located on the first floor, the accommodation offers; a living room, kitchen, one double bedroom and a shower room. Residents benefit from beautifully maintained communal gardens and parking. Offered for sale with no forward chain.

LIVING ROOM
15'9" x 9'8" (4.82 x 2.96)
With a front aspect bay window, and fireplace incorporating an electric fire.

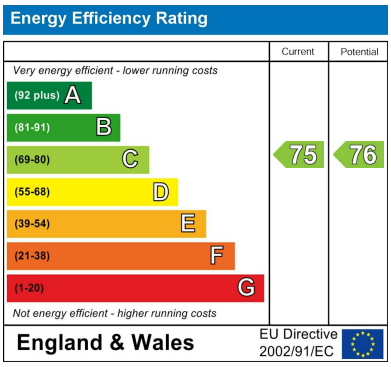
KITCHEN
9'0" x 8'1" (2.75 x 2.47)
Comprising of fitted storage units, freestanding cooker, and space for further appliances. Wall mounted gas central heating boiler. Side aspect window.

BEDROOM
12'4" x 9'2" (3.77 x 2.81)
A double bedroom to front aspect, with fitted wardrobes.

SHOWER ROOM
6'5" x 5'6" (1.97 x 1.68)
Fitted with a large walk-in shower, vanity sink unit and wc.

TENURE
Leasehold
52 Years Remaining
No Pets allowed

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

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