



**4, The Mews Hope Street, Cleethorpes, DN35 8RZ**  
**£119,999**

## Key Features:

- First Floor Apartment
- Close To Cleethorpes Seafront
- Living Room
- Kitchen Diner
- Two Double Bedrooms
- Bathroom
- Private Car Parking
- Extended Lease
- No Forward Chain

Situated in a quiet position just off Cleethorpes seafront, this first floor purpose-built apartment forms part of an attractive residential development and enjoys a prime coastal position, with a wide selection of cafes, bars, shops, and local attractions, including the beach and central promenade, all within easy reach.

Accessed via a secure communal entrance, the spacious and attractively presented accommodation comprises a hall, living room, kitchen diner, two double bedrooms and a bathroom, offering a well-balanced and practical layout. It has PVC double glazing and gas central heating throughout with a Worcester Bosch combi boiler.

Externally, the property benefits from a private car park. The property would suit a variety of buyers and is offered for sale with no forward chain.



### **ENTRANCE HALL**

Providing access to all other rooms in the apartment, this good sized space features a walk-in storage cupboard, an airing cupboard and a hat and coat rail. A telephone handset with a door release is fitted for the main entrance door entry system.

### **LIVING ROOM**

13'2" x 12'7" (4.03 x 3.85)

A rear aspect room with two windows and modern wall mounted electric fire.

### **KITCHEN DINER**

13'1" x 8'9" (4.01 x 2.69)

A second rear aspect room, having a good range of wall and base units with an extractor unit, contrasting worktops incorporating a stainless-steel sink and drainer, space for appliances with plumbing for a washing machine. A fitted storage cupboard houses the wall mounted gas combi boiler.

### **BEDROOM 1**

12'9" x 10'8" (3.89 x 3.27)

Front aspect double bedroom with fitted wardrobes.

### **BEDROOM 2**

10'11" x 8'11" (3.35 x 2.72)

A second front aspect double bedroom, with a walk-in storage cupboard.

### **BATHROOM**

9'8" x 7'8" (2.96 x 2.35)

White three piece bathroom suite comprising a pedestal basin, WC, and panelled bath with electric shower over.

### **EPC**

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### **COUNCIL TAX BAND**

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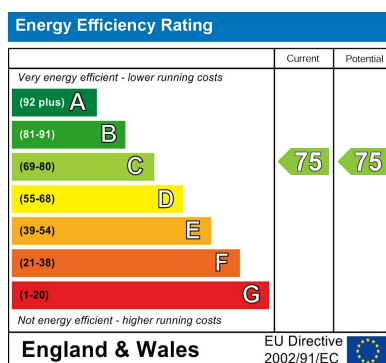
### **ADDITIONAL INFORMATION**

No service charges

No ground rent

### **TENURE**

Leasehold with 151 years remaining.



## 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 confirmed 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

