



CROFTS ESTATE AGENTS

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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



St Peters Avenue

Cleethorpes
DN35 8HP

Monthly Rental Of £725
Deposit Of £775

Absolutely stunning and prestigious development set in the very heart of Cleethorpes, a rare opportunity to rent a modern building so central with the added bonus of undercroft parking. With open views overlooking St Peters church shielded from St Peters traffic this property is a real gem with modern aspects. The property with balconies and full length windows is going to be in high demand, so register your interest now and come and see for yourself. Viewing is highly recommended. Working tenants only. Council Tax Band A - EPC Rating C. Reference and admin fees apply. £575 PCM + £750 Deposit. Available to move into from May 2017.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 12 Market Place, Louth, LN11 9PB

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Fax: 01472 200 119



Entrance hall

Entered into from the undercroft parking area this area leads to the cloakroom/utility, to the stairs to first floor and to patio doors leading to the south facing side garden area laid to paving with borders for plants.

Cloakroom

The cloakroom features WC, hand wash basin and is also home to the washing machine and under stairs storage.

Lounge

The lounge is spacious with full length patio doors leading onto a sizeable balcony with stunning views of St Peters Church.

Kitchen

The kitchen is open plan to the lounge with a range of modern wall and base units.

Master bedroom

The bedroom is a good size and again looks over the church with fitted wardrobes.

En-suite

The ensuite bathroom has an electric shower over bath WC and hand basin.

Garden

The front is set into a court yard with undercroft parking for one vehicle. The side garden is protected by 6" walls and is laid to paving with small borders. The rear garden leads onto the side garden to create a spacious feel.

Believed to be Freehold, 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

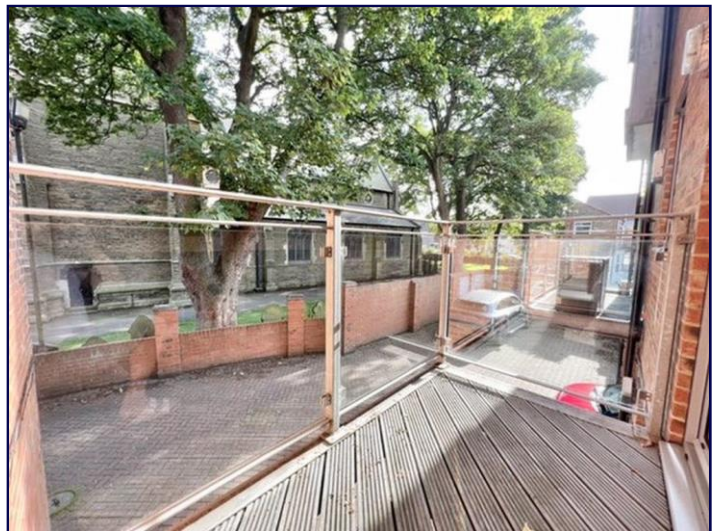
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

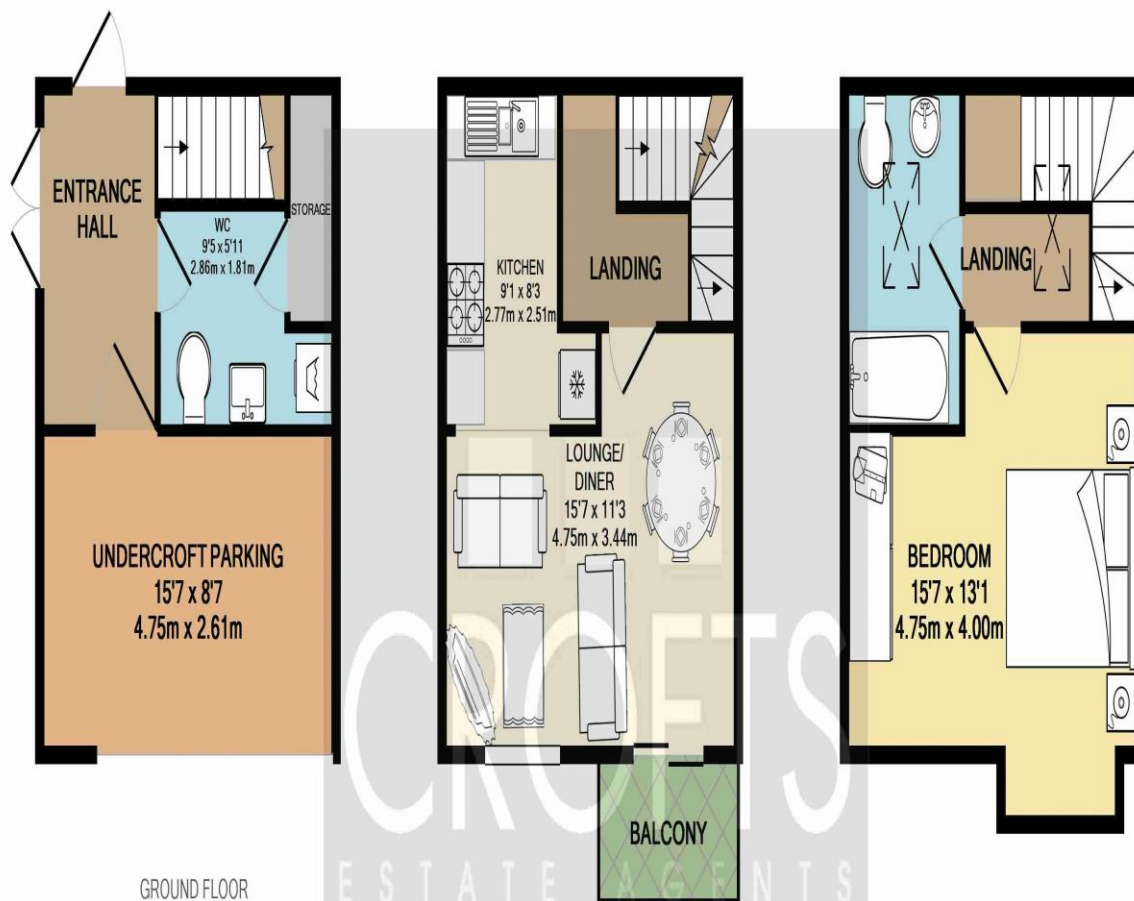
Mortgage and Financial Advice

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.

Tenure





01472 2000 666

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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