



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES
01472 200666

IMMINGHAM
01469 564294

LOUTH
01507 601550

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



Grimsby Road

Cleethorpes
DN35 7LB

Monthly Rental Of £420
Deposit of £480

Crofts Estate Agents are delighted to bring to the rental market this stunning new development at Farringford House. The building has been lovingly restored into loft style apartments and truly have been finished to the highest standard. Apartment 9 is on the first floor and is a one bedroom accommodation. As you enter the main building via the communal entrance and staircase, you will walk down the corridor and find this apartment. Internally it comprises of an entrance hall, bathroom with modern three piece suite, bedroom and a kitchen lounge. Some features of the apartment are the tall anthracite windows, L.E.D spotlights, new fitted kitchen, modern bathroom suite and high ceilings creating a New York style apartment.

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

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 12 Market Place, Louth, LN11 9PB

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk

Fax: 01472 200 119



Entrance Hall

5' 7" x 3' 10" (1.71m x 1.17m)

As you enter the apartment front door, you will find yourself in a small entrance hallway. This space has three doors, giving access into the lounge/kitchen, bathroom and bedroom. There is also a wall mounted telephone entry system which allows guests to gain access into the building.

Bedroom

9' 4" x 11' 8" (2.85m x 3.56m)

The bedroom is the full width of the whole apartment and has a tall anthracite uPVC window which looks fantastic against the tall ceilings. There is a small cupboard in the corner which houses the water heating system.

Kitchen/Lounge

13' 3" x 11' 9" (4.03m x 3.58m)

The kitchen lounge is a nice space which again benefits from high ceilings with L.E.D spotlights, tall anthracite window, newly fitted kitchen. The kitchen has a range of wall and base units set over two walls which creates a nice amount of storage and worktop space.

Bathroom

5' 7" x 7' 3" (1.7m x 2.2m)

The bathroom is located off the entrance hallway and provides the apartment with a brand new modern three piece suite which

includes an L shape bath with waterfall shower and screen, wash basin and toilet. There are tiled splash backs behind the sink and surrounding the bath/shower, plus also a chrome towel rail heater fitted to the wall. The ceiling has L.E.D spotlights plus an extractor.

Tenure

Believed to be Leasehold, 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.





TOTAL APPROX. FLOOR AREA 30.8 SQ.M. (331 SQ.FT.)

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

Made with Metropix ©2019

