



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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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 £1,200
Deposit Of £1,350

A beautifully renovated 4 bedroom fully furnished apartment with stunning original features alongside a contemporary interior finish is now available for a rent. The property is set right in the very heart of Cleethorpes with everything you need within a short walk including the seafront and promenade. The first floor apartment has master suite including bedroom, en suite bathroom and large purpose built dressing room. There is an open plan kitchen diner lounge plus separate utility room and family bathroom. Outside there is a decked roof garden and allocated parking space. There is an entrance hallway and original grand staircase to the first floor.

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

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

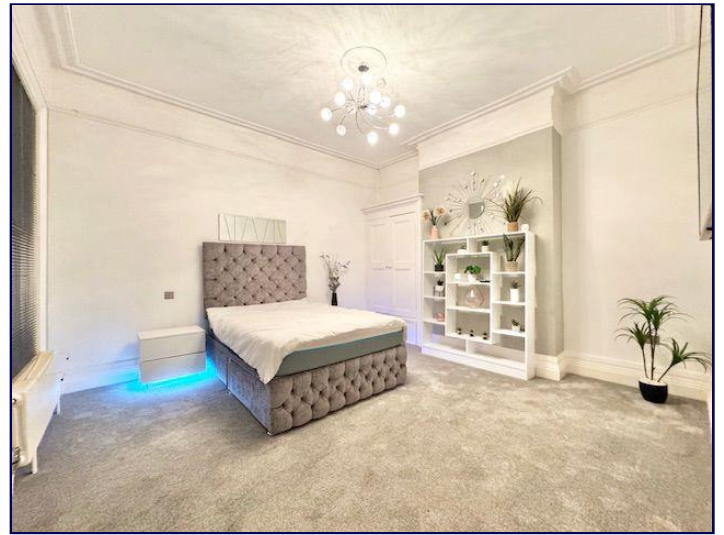
Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Entrance Hall

22' 8" x 17' 9" (6.92m x 5.42m)

Entrance to the ground level is gained via a side door along the driveway between Crofts Estate Agents and the Church. The store room is used by Crofts Estate Agents throughout working hours.

Lounge/Diner/Kitchen

22' 6" x 20' 6" (6.87m x 6.24m)

Accessed via the internal hallway the main living space is located at the front of the property. The space is open plan with enough space for living and dining with a modern kitchen complete with integrated fridge freezer, wine cooler, oven, microwave and dishwasher.

Living Room

14' 2" x 14' 0" (4.32m x 4.26m)

There is a second living space to the front of the property which can be used as either a second sitting room or a separate dining room. The room has double glazed sash windows to both the front and side elevation.

Bedroom 1

14' 0" x 13' 10" (4.27m x 4.22m)

The master bedroom is tucked away and accessed through a spacious dressing room, there is also an en-suite fitted with a modern white three piece suite.

En-suite

7' 0" x 6' 11" (2.14m x 2.1m)

Serving the master bedroom, the en-suite is equipped with a P-shape bath with a shower overhead, W/C and white basin.

Dressing Room

11' 0" x 10' 10" (3.36m x 3.3m)

Serving the master bedroom is a dressing room with built in storage and floor to ceiling mirrors.

Bedroom 2

14' 3" x 12' 10" (4.34m x 3.92m)

To the rear of the property is the second bedroom. Large enough for a double bed the bedroom comes readily equipped with a wardrobe and drawers. The room also benefits from a bay window allowing for plenty of natural light.

Bedroom 3

13' 10" x 9' 3" (4.22m x 2.82m)

The third bedroom is still big enough for a double bed and again comes equipped with a wardrobe and drawers.

Shower Room

7' 10" x 4' 10" (2.38m x 1.48m)

There is a second bathroom within the flat serving the second and third bedrooms. The bathroom comes with a shower, W/C and hand basin,

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.

Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information

Band B: 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 the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

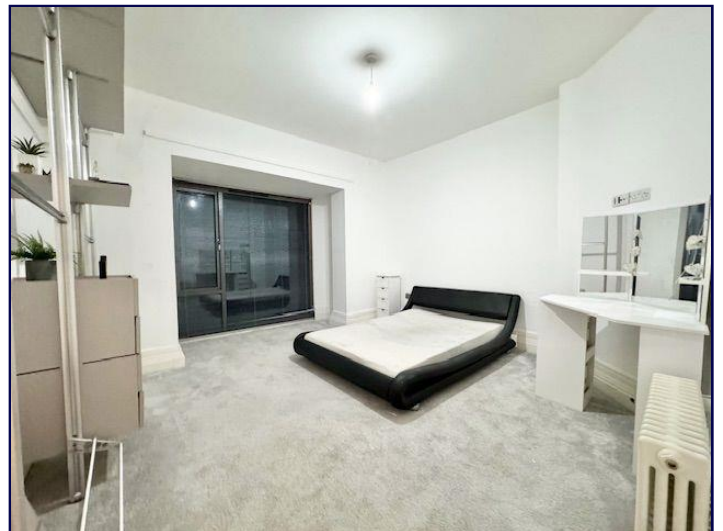
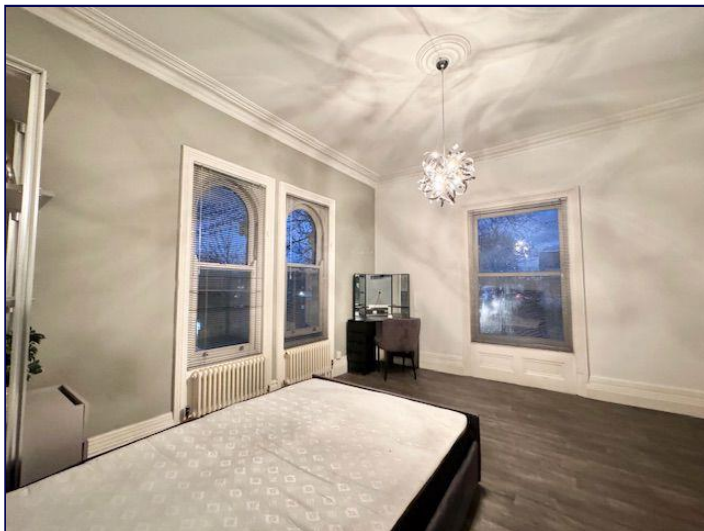
Property Management

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

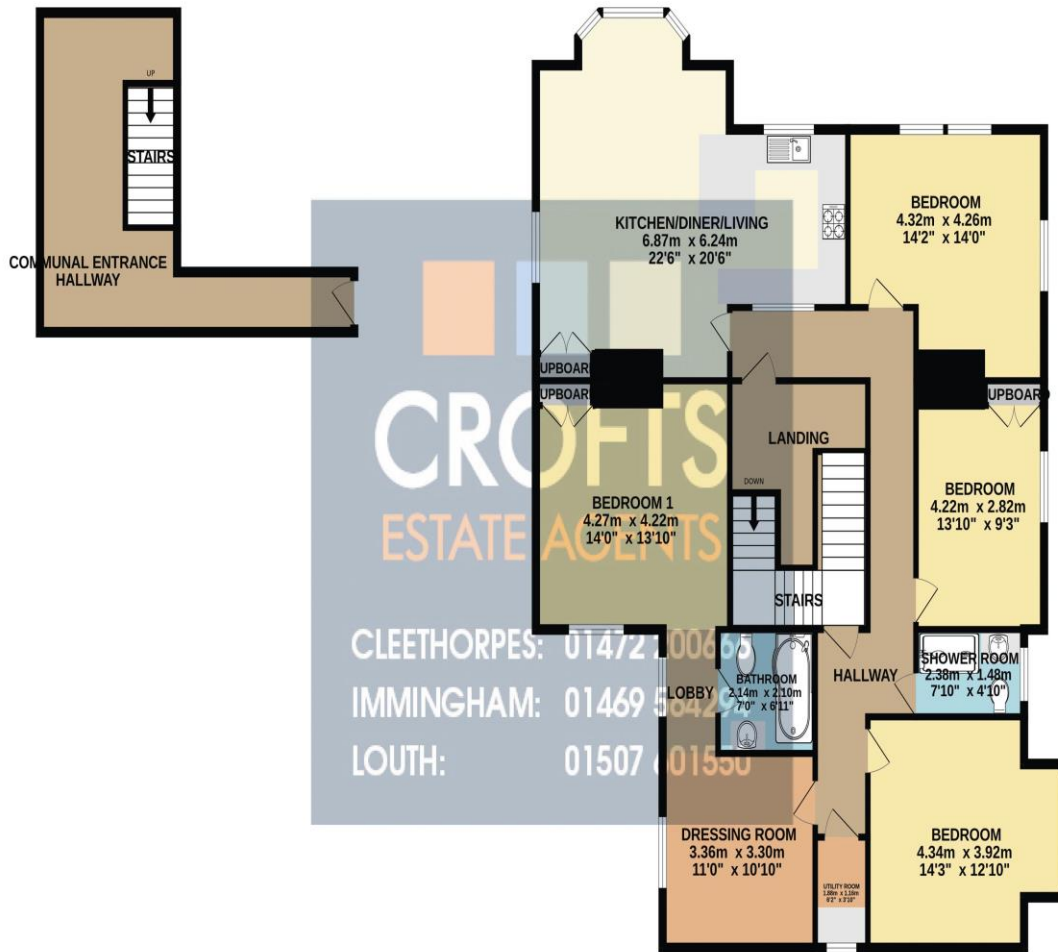
With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



ENTRANCE FLOOR
20.3 sq.m. (219 sq.ft.) approx.

1ST FLOOR
143.8 sq.m. (1548 sq.ft.) approx.



TOTAL FLOOR AREA: 164.1 sq.m. (1767 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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