



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



Albert Road GFF (Flat 1)

Cleethorpes
DN35 8LX

Monthly Rental Of £575
Deposit Of £575

Crofts are delighted to bring to the market this newly refurbished ground floor flat which has been finished to high specification. The flat is accessed through a ramp to the french doors at the front of the property, making it accessible to wheelchair users. The property is fitted with brand new flooring, has been painted neutrally internally and has all new doors and woodwork. In addition to this there is a modern kitchen with integrated appliances such as oven, hob and fridge freezer, and a modern wet room with waterfall shower, W/C and hand basin. The flat is completed with a master double bedroom and a second single bedroom. Viewing is highly recommended as we don't think this will hang around!

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



External Front

To the front of the property is an accessible ramp which leads up to the french doors of the open plan living/kitchen area. Adjacent to this is allocated parking for one car.

Living Area/Kitchen

14' 11" x 12' 2" (4.54m x 3.7m)

The property is accessed via the french doors leading into the living area/kitchen. This room is fitted with new grey carpets and linoleum flooring in the kitchen space. The kitchen is very modern and is fitted with integrated appliances such as oven, hob and fridge freezer.

Bedroom 1

12' 10" x 8' 4" (3.9m x 2.53m)

To the rear of the property is the master bedroom. This bedroom is a large double room and is neutrally decorated with grey carpets freshly painted walls.

Bedroom 2

10' 8" x 5' 7" (3.25m x 1.7m)

The second bedroom is to the front aspect of the property and although is able to fit a double bed in, it is more suited to a single bedroom or office space. The room is neutrally decorated and has brand new carpets and a double glazed window to the side elevation.

Wet Room

8' 7" x 5' 10" (2.62m x 1.79m)

Off the hallway is an accessible modern wet room which comprises of a W/C, smart hand basin and an open area for showering. There is a small utility cupboard adjacent to the shower room which can be used to house a washing machine/dryer.

Tenure

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

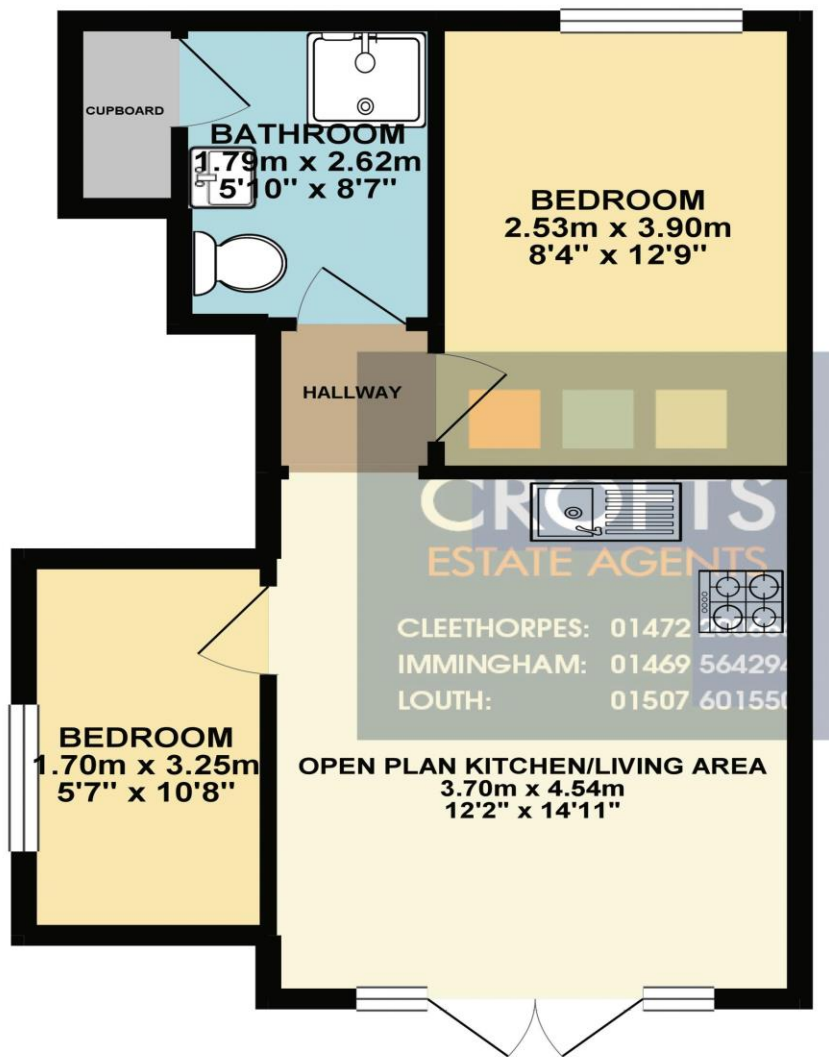
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

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.

GROUND FLOOR 39.58 sq. m.
(426.02 sq. ft.)



TOTAL FLOOR AREA : 39.58 sq. m. (426.02 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.
Made with Metropix ©2019