



## 3 Eastshore Bradford Avenue Cleethorpes, North East Lincolnshire DN35 0BB

FURNISHED, SUPERBLY APPOINTED FIRST FLOOR APARTMENT WITH FABULOUS VIEWS OVERLOOKING CLEETHORPES SEAFRONT AND THE HUMBER ESTUARY. IMMACULATEDLY PRESENT THROUGHOUT WITH BRIGHT, AIRY ACCOMODATION COMPRISING SECURE COMMUNAL ENTRANCE WITH LIFT & STAIRS. FIRST FLOOR PRIVATE ENTRANCE HALL, GENEROUS LOUNGE/DINING ROOM, STRIKING FITTED DINING KITCHEN WITH BUILT IN APPLIANCES. MASTER BEDROOM WITH BUILT IN WARDROBES & RICHARD SUTTON ENSUITE BATHROOM. ADDITIONAL 2ND DOUBLE BEDROOM WITH BUILT IN WARDROBES. SHOWER ROOM (Again by Richard Sutton). ELECTRIC UNDER FLOOR HEATING SYSTEM. DOUBLE GLAZING. ALLOCATED PARKING SET WITHIN GATED CAR PARK. VIEWING ESSENTIAL.

**£1,800 Per Month**

- SUPERBLY APPOINTED, FURNISHED FIRST FLOOR APARTMENT
- FABULOUS VIEWS OVER THE PROMENADE AND ESTUARY
- COMMUNAL ENTRANCE, LIFT, PRIVATE ENTRANCE HALL WITH SECURITY INTERCOM
- GENEROUS LOUNGE/DINING ROOM WITH GREAT VIEWS
- MODERN & STYLISH FITTED DINING KITCHEN WITH BUILT IN APPLIANCES
- MASTER BEDROOM WITH BUILT IN WARDROBES & ENSUITE BATHROOM
- 2ND DOUBLE BEDROOM WITH BUILT IN WARDROBES
- SEPARATE SHOWER ROOM
- ELECTRIC UNDERFLOOR HEATING, DOUBLE GLAZING.
- IMMEDIATE AVAILABILITY



## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

Approached from the gated car park.

## SECURE COMMUNAL ENTRANCE

Entering the communal hall which has a lift and a stair case. The flat is situation on the First Floor.



## FIRST FLOOR COMMUNAL LANDING

### PRIVATE ENTRANCE HALL

With intercom entry system and security eye to door. A good size, welcoming hall with 2 x built in cupboards.

### LOUNGE DINING ROOM

21'5" x 17'7" (narrowing to 14'9" in part) (6.53m x 5.37m (narrowing to 4.50m in part))

With large double glazed picture windows giving views to the promenade and estuary views beyond. Striking contemporary style feature fireplace.



### LIVING ROOM Additional Photograph



### DINING KITCHEN

17'8" max x 8'4" (5.40m max x 2.55m)

Providing a range of fitted units in a fashionable grey, high gloss finish with quartz work surfacing and inset sink unit. Contrasting black pelmet top with recess lighting. Built in appliances include the washing machine, refrigerator, freezer, double oven, ceramic hob & extractor hood. Space for table and chairs ideally positioned for views via the large double glazed picture windows to the promenade and Estuary. Grey wood effect ceramic tiled floor



## MASTER BEDROOM

15'5" x 11'5" (4.70m x 3.50m)

Double glazed French doors giving lots of natural light and lead onto the Juliette balcony to the rear. Additional double glazed window to the side aspect. Built in wardrobes incorporating matching dressing table and bedside units. Recess lighting to the ceiling



## ENSUITE BATHROOM

8'2" x 6'2" (2.49m x 1.89m)

A striking and harmonious bathroom fitted by the highly regarded Richard Sutton. Providing encased bath with shower attachment over, concealed WD and vanity hand basin. Wood effect ceramic tiled floor. Chrome radiator. Coving and recess lighting to ceiling. Diamond shaped double glazed window.



## BEDROOM 2

11'3" x 8'4" (3.43m x 2.55m)

Fitted with a range of wardrobes. Double glazed window



## SHOWER ROOM

8'6" x 5'7" (2.60m x 1.71m)

Again refurbished by Richard Sutton to offer a corner set shower enclosure with twin head rainforest shower system, concealed low flush WC, vanity hand basin over a wall mounted cupboard. Chrome radiator, extractor unit, Wood effect ceramic tiled floor.



## **VIEWS**



## **OUTSIDE**

Allocated parking space (No.3) set within a gated car park.

## **COUNCIL TAX BAND & EPC RATING**

Council Tax Band - D

EPC - B

## **RENTAL APPLICATION TERMS**

The general rule of thumb is your annual income should be 30 times the monthly rent.

Referencing fees are paid by the landlord, however if an application fails due to false/misleading information or the applicant withdraws then the referencing and administration costs will be charged to the Applicant and deducted from the holding deposit.

Also on signing your tenancy agreement one month's rent in advance and a deposit OF £2,076.00 IS REQUIRED

## **VIEWING ARRANGEMENTS**

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

## **OPENING TIMES**

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm

## **CLIENT MONEY PROTECTION**

This is to certify that JOY WALKER ESTATE AGENTS LTD trading as JOY WALKER ESTATE AGENTS is part of the Propertymark Client Money Protection Scheme. MAIN SCHEME MEMBER REFERENCE :- C0012356

**First Floor**  
 \*PLEASE BE ADVISED THAT THE PROVIDED FLOORPLANS ARE NOT DRAWN TO SCALE AND SHOULD BE USED FOR GUIDANCE PURPOSES ONLY.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firm's employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.