



CROFTS ESTATE AGENTS

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CLEETHORPES
01472 200666

IMMINGHAM
01469 564294

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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 £650, Deposit of £750

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



Property Introduction

Crofts Estate Agents are delighted to present to the rental market this charming one-bedroom first-floor flat, ideally situated in the heart of Cleethorpes on the ever-popular St Peters Avenue. Perfectly positioned, the property offers convenient access to a wide range of local amenities, excellent bus routes, and is only a short stroll from the vibrant Cleethorpes seafront. Accessed via a secure communal entrance, the flat comprises a welcoming entrance hallway, a bright and spacious open-plan living/kitchen area with integrated appliances, a generously sized double bedroom, and a stylishly fitted bathroom with a modern three-piece suite. Further benefits include gas central heating and uPVC double glazing throughout, ensuring comfort and efficiency all year round. With its fantastic location and well-presented accommodation, this property is not to be missed. Early viewings are highly recommended.

Communal hallway

A main communal hallway provides access to all the apartments and retains many period features such as the beautiful ornate plaster work to ceiling and above the picture rail. Dado rail to the walls. Staircase leading to the first floor apartments. Feature ceiling chandelier.

Open plan lounge/kitchen

19' 4" x 15' 0" (5.89m x 4.57m)

Located to the front of the property is this spacious lounge which benefits from open plan living. The room consists of carpeted flooring, neutral decor, radiator and uPVC window.

Kitchen

Open planned to the lounge, is the U shaped kitchen. Fully fitted, this kitchen provides base and wall mounted cupboard space, a range of integrated appliances, 1 and a half sink with draining board, vinyl flooring and down lights.

Utility cupboard

This useful space has coving to the ceiling and double doors opening to the main utility cupboard which has plumbing for an automatic washing machine and space to accommodate a condenser dryer.

Bedroom One

11' 6" x 12' 3" (3.50m x 3.73m)

The master bedroom comprises of carpeted flooring, radiator, coving and uPVC window to the side elevation. The bedroom also benefits from built in wardrobe space.

Bathroom

7' 10" x 4' 9" (2.39m x 1.45m)

This modern bathroom suite boasts a three piece suite, comprising of a P shaped bath with overhead shower, WC and vanity basin. There is also vinyl flooring, down lights, radiator and extractor fan.

Outside

To the front of the building there is a paved courtyard.

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.

Broadband and Telecom Communications

Broadband and mobile speeds and availability can be assessed via the Ofcoms checker website.

<https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Viewings

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

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 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 a wide range of mortgages from over 50 of the UK's best-known lenders, **Crofts Estate Agents**, in partnership with **Forge Financial Solutions**, can help you find the mortgage that best suits your needs.

Forge Financial Solutions will act on your behalf, providing expert advice on mortgages and other financial matters, ensuring you receive tailored guidance and support throughout the process.

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
43.1 sq.m. (464 sq.ft.) approx.



TOTAL FLOOR AREA : 43.1 sq.m. (464 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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