



CROFTS ESTATE AGENTS

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



Grimsby Road

Cleethorpes
DN35 7LB

£155,000

****PRICES FROM £80,000** OPEN DAY FEBRUARY 2nd/3rd 10am-2pm**** Crofts Estate Agents are delighted to bring to the 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 1 is on the ground floor and internal viewing will reveal an entrance hall, kitchen-living area, two bedrooms and the bathroom. 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

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Entrance Hall

The entrance hall is revealed through the entrance door and reveals a welcoming space with a neutral decor, electric radiator and intercom unit.

Kitchen/Diner/Lounge

The kitchen lounge area has a tall anthracite window to the front elevation, electric radiator and a superb fitted kitchen with modern units to base and eye level, complimentary splash back, plumbing for a washing machine and one and a half stainless steel sink and drainer. There is also an electric oven and hob with extractor over and under counter fridge and freezer. Plenty of space is then available for a sofa and table and chairs.

Bedroom One

14' 11" x 13' 10" (4.55m x 4.22m)

Bedroom one has a tall anthracite window to the front elevation and an electric radiator. There is also a storage cupboard which has houses the water heating system

Bedroom Two

14' 11" x 11' 2" (4.54m x 3.40m)

Bedroom two has a tall anthracite window to the front elevation and an electric radiator.

Bathroom

5' 7" x 7' 3" (1.71m x 2.21m)

The bathroom has partially tiled walls, a heated towel rail and extractor. There is a superb three piece suite with a WC, basin and P shaped bath with waterfall shower and glass screen.

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 EXCEPT FOR GAS, 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 : 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.

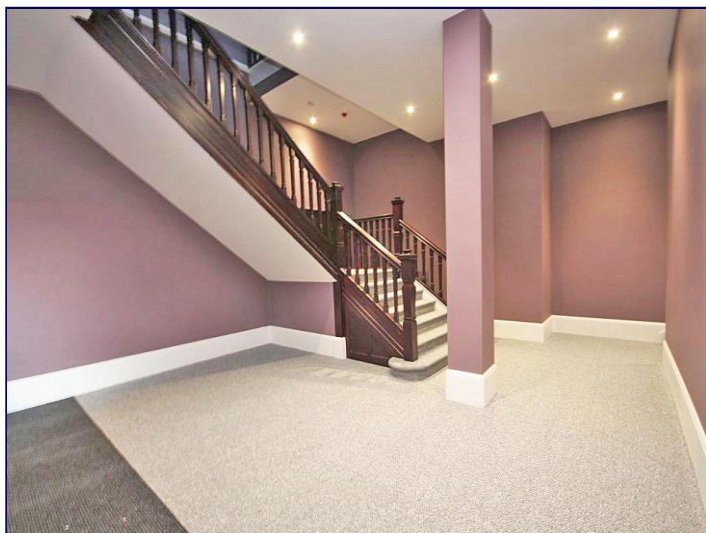
Property Management

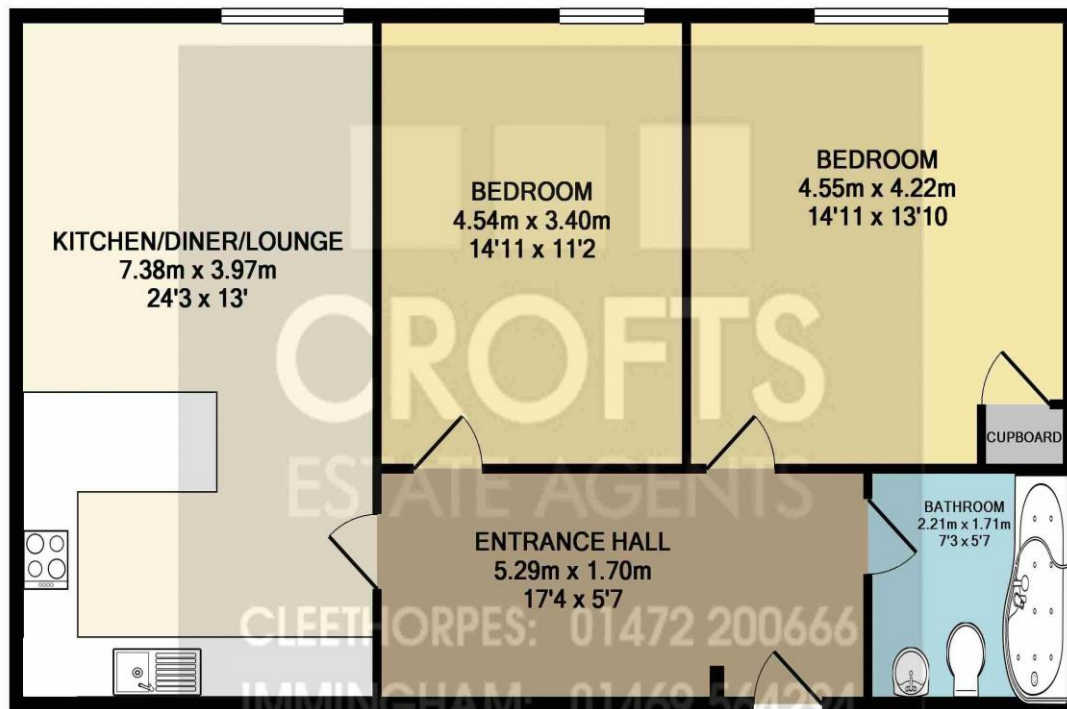
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

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.

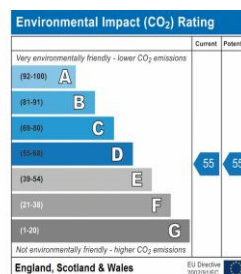
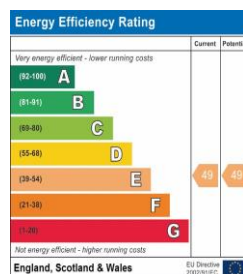




TOTAL APPROX. FLOOR AREA 79.9 SQ.M. (860 SQ.FT.)

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

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