



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

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



Grimsby Road

Cleethorpes
DN35 7DG

Monthly rental of £475
Deposit of £525

Crofts Estate Agents are pleased to present this second floor penthouse apartment set on the top floor of the former Imperial Hotel and Public House. Coming with an an entrance hall, open plan kitchen/diner and living room. The property also boasts a double bedroom and bathroom with shower over bath. Positioned to the middle of Grimsby road the property is perfect for access to both Grimsby and Cleethorpes with ample amenities, conveniences and bus transport links close at hand. The property also boasts a private secure parking space with electric gated entry.

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

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 12 Market Place, Louth, LN11 9PB

Email: Cleethorpes:

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Fax: 01472 200 119

**Entrance hall**

6' 7" x 13' 2" (2m x 4.01m)

White and bright entrance hallway with grey fitted carpets running throughout.

Kitchen living dining room

25' 6" x 11' 11" (7.77m x 3.62m)

Running along the side of Grimsby Rd, this kitchen lounge is a really large open plan space and benefits from having a newly fitted kitchen which has an electric hob/oven and 60/40 fridge freezer.

Bedroom

17' 11" x 16' 5" (5.45m x 5m)

A really nice sized double bedroom which has a modern white/grey colour scheme throughout.

Bathroom

7' 7" x 5' 10" (2.32m x 1.77m)

Bathroom with white three piece suite and shower over bath

Parking

Secure allocated parking space with electric gated entry system.

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.

Tenure

Believed to be Leasehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

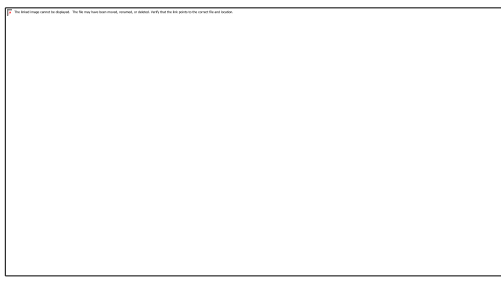
All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.



Proposed First Floor 1 : 100



Proposed Ground Floor 1 : 100



DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquires, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.