



# CROFTS ESTATE AGENTS

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



## Kingsway Court

Cleethorpes  
DN35 8QU

Offers in the Region Of £155,000

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### Property Introduction

Crofts estate agents are pleased to be able to bring to the market this well presented and well proportioned One-Bedroom Penthouse with Panoramic Beachfront Views. This well proportioned one-bedroom penthouse apartment is conveniently located within walking distance of all local amenities and the beach front itself and has the added bonus of allocated parking in the car park behind the property. Offered for sale with no forward chain on the vendors side, the property benefits from double glazing and electric heating throughout. The accommodation includes a spacious lounge/dining room with large double glazed window to the front allowing for reaching views across the beach and estuary to the front. The remainder of the accommodation comprises communal entrance hallway with video intercom system, apartment hallway, kitchen, good-sized double bedroom with fitted wardrobes and finally a shower room. Additional features include a visitor parking space to the rear. Front secure gated access providing easy pedestrian access to the beach front. Viewing is a must.

### Communal Entrance

The property is accessed via a well-maintained communal entrance on the ground floor, with the main door operated by a secure intercom system serving six apartments. The entrance to Apartment 6 is located on the second-floor landing, which is both spacious and well lit. All communal areas are regularly maintained.

### Entrance Hallway

The apartment benefits from a welcoming entrance hall featuring a useful storage cupboard with mirrored sliding doors, ideal for coats and shoes, along with an additional airing cupboard. Electric heater.

### Lounge/Dining Room

18' 2" x 16' 8" (5.539m x 5.080m)

Upon entering this room, you are immediately struck by the wonderful views across the Humber Estuary. The unusual front-facing double-glazed window follows the distinctive gabled design of the building, creating a unique and attractive feature. The room further benefits from two electric storage heaters, and a wall mounted electric fire. Serving hatch through to the kitchen. Two roof lights providing additional natural light, along with a further ceiling light. Access to the loft.

### Kitchen

7' 10" x 10' 1" (2.396m x 3.083m)

The kitchen is fitted with a range of modern white wall and base units with contrasting work surfaces and tiled reveals. There is a stainless steel sink and drainer with a chrome mixer tap. Integrated electric oven and hob with a concealed extractor over. Recently neutrally decorated and benefiting from a roof light window along with a ceiling light. Plumbing for a washing machine.



### Bedroom

14' 7" x 9' 3" (4.454m x 2.807m)

A good sized double bedroom with double glazed window to the rear. Electric heater. The bedroom offers a range of fitted wardrobes, bedside cabinets and cupboard.

### Shower Room

6' 10" x 5' 11" (2.073m x 1.815m)

The shower room comprises of a white suite of a close coupled w.c, a vanity sink unit with a chrome mixer tap, a shower enclosure with an electric shower with waterproof paneling to the shower area, vinyl to the floor and a roof light window and light to the ceiling.

### Outside

Outside there is a court yard with allocated parking, along with a secure pedestrian gated access to the side leading to the front of the building and the beach front.

### Additional Information

Leasehold And Maintenance - All owners share a 1/18th of the freehold. Lease term is 999 years from 1st November 2011. There is a monthly management/service charge of £80.00 per month currently which gets reviewed. This charge covers buildings insurance, cleaning of communal areas i.e. stairway, maintenance of communal gardens, window cleaning etc.

### Tenure

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

### Services

All mains services with the exception of mains gas 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 B: To confirm council tax banding for this property please view the website [www.voa.gov.uk/cti](http://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](http://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

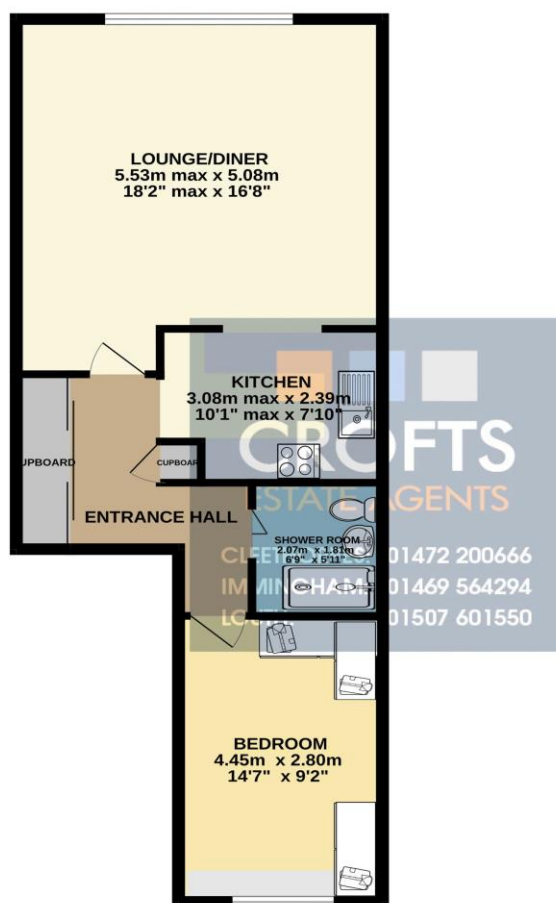
With access to a wide range of mortgages from over 50 of the UK's best-known lenders, **Crofts Estate Agents**, in partnership with **Forge Financial Solutions**, can help you find the mortgage that best suits your needs.

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**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  
57.4 sq.m. (618 sq.ft.) approx.



TOTAL FLOOR AREA: 57.4 sq.m. (618 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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