



# CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES  
01472 200666

IMMINGHAM  
01469 564294

LOUTH  
01507 601550

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



Kings Road

Cleethorpes  
DN35 0AF

Offers in the Region Of  
£90,000

Coming to the market with NO FORWARD CHAIN is this one bedroom first floor purpose built apartment. Set on a very popular and well managed development of 24 units on large mature well maintained grounds with residential owner and visitor parking, this property offers superb opportunity for the next owner to invest into refurbishing this retirement flat back to its best. In need of improvement and modernisation throughout, this property is priced competitively to reflect that fact whilst still providing fully working and liveable flat if someone required immediate accommodation. The accommodation lies close to the promenade, bus transport links, train links and other amenities and entertainment.

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](mailto:info@croftsestateagents.co.uk)

[immingham@croftsestateagents.co.uk](mailto:immingham@croftsestateagents.co.uk)

[louth@croftsestateagents.co.uk](mailto:louth@croftsestateagents.co.uk)

[www.croftsestateagents.co.uk](http://www.croftsestateagents.co.uk)



**Entrance hall**

The entrance hall has brown carpet, neutral decor, solid door to the communal hallway, radiator, pendant light and loft access.

**Lounge**

13' 8" x 9' 9" (4.16m x 2.96m)

A good sized lounge extends into a uPVC bay window with vertical blinds. The room has light grey decor with feature wall to coving, grey carpet. Fireplace with wood cream surround, with marble inset and hearth plus electric fire, radiator and ceiling light.

**Kitchen**

8' 1" x 9' 1" (2.47m x 2.76m)

The property has a functional kitchen which needs replacing really. The room has a range of white kitchen units with grey work tops over, uPVC window and blind to the side, yellow decor, grey tile effect vinyl flooring, space for cooker, washing machine and tall fridge freezer and ceiling light.

**Bedroom One**

12' 0" x 9' 3" (3.66m x 2.82m)

A double bedroom has uPVC window and vertical blinds, fitted wardrobes and storage, brown carpet, neutral decor, radiator and pendant light.

**Shower room**

6' 6" x 5' 6" (1.98m x 1.68m)

The shower room has large shower with glass screen and folding splash screen, aqua boarded splash back walls to the shower, WC, sink with blue tiling with cream decor over. The room also has ceiling light, cloudy cream vinyl floor, wall heater and shaver point.

**Parking**

Communal parking available to the front on tarmac parking area for residents and visitors via in out driveway.

**Communal gardens**

Extensive well maintained gardens to the front and rear are for all residents to enjoy

**Ground rent**

£12.50 bi-annually per annum

**Service charge**

£72 per month x 12 months. Set to increase in September after AGM

**Building Insurance**

£486 per annum in the year 2023 to 2024

### Lease details

The property has 52 years left on the lease and the owners are renewing the lease on completion for the new owners to enjoy a full lease of 142 years.

### 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.

### 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](http://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](http://www.croftsestateagents.co.uk) seven days a week to arrange for your free valuation.

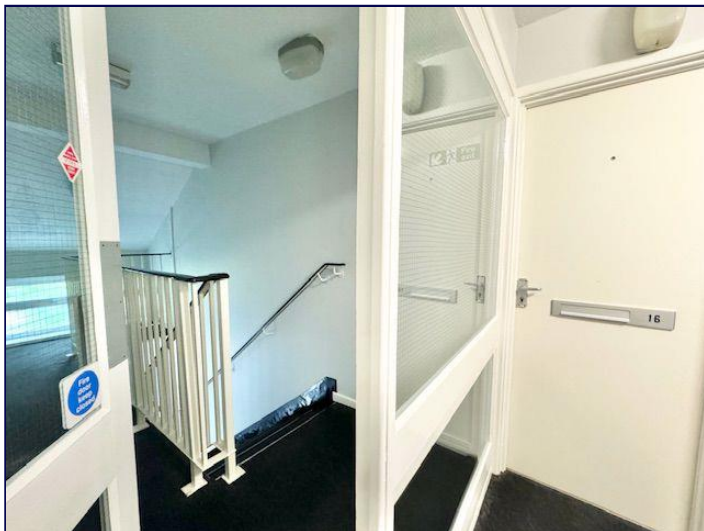
### Property Management

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.

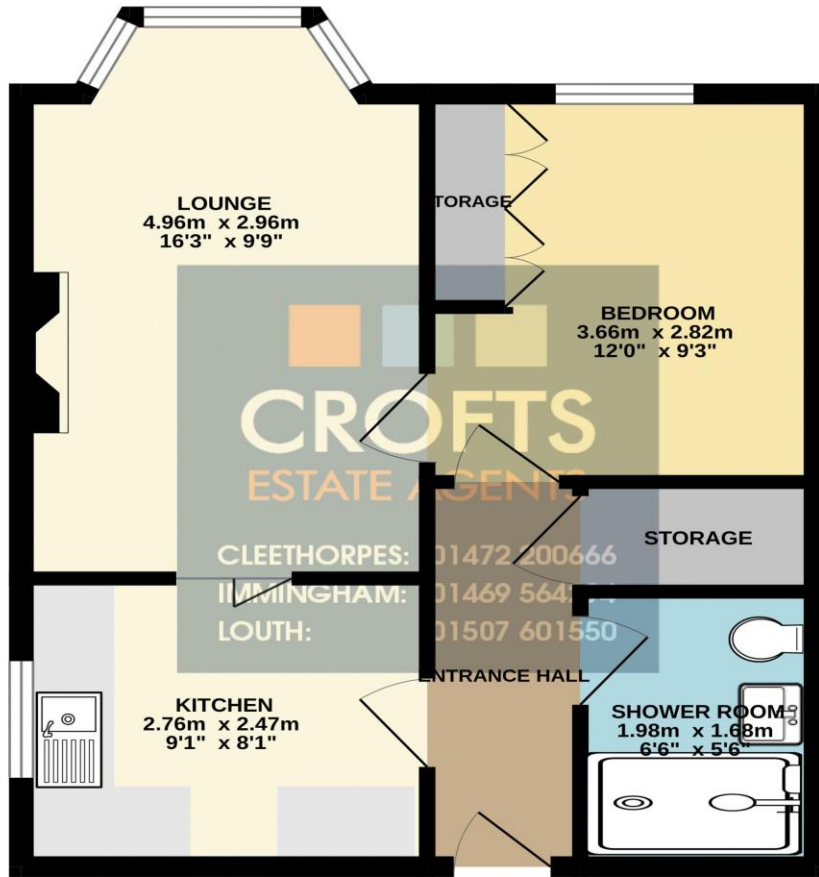
### Mortgage and Financial Advice

With access to 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.**



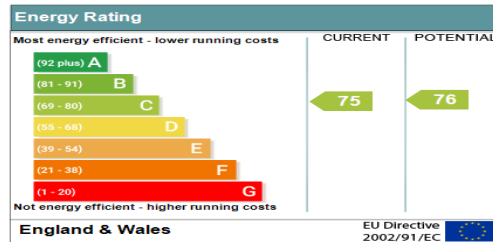
GROUND FLOOR  
39.1 sq.m. (421 sq.ft.) approx.



TOTAL FLOOR AREA: 39.1 sq.m. (421 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.  
Made with Metropix ©2024

Address: 16 Summerfields, Kings Road, CLEETHORPES, DN35 0AF  
RRN:



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 enquiries, 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.