



Grimsby Road

Cleethorpes
DN35 7LB

Monthly Rental Of £390
Deposit of £450

Crofts Estate Agents are delighted to bring to the rental 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 6, a Studio apartment is on the first floor and internal viewing will reveal an entrance hall, kitchen-living area, one bedroom and the shower room. Some features of the apartment are the tall anthracite windows, L.E.D spotlights, newly fitted kitchen, modern bathroom suite and high ceilings creating a New York style apartment. Contact our office to arrange a viewing!



Kitchen/Diner/Lounge

10' 11" x 15' 5" (3.33m x 4.71m)

The kitchen-dining-lounge area is accessed through the main door and reveals a window to the side elevation and French doors to a roof top terrace. There is a range of modern fitted units to base and eye level with complimentary tiling, a stainless steel sink and drainer, plumbing for a washing machine and electric radiator. There is also an electric oven and hob with extractor over and an under counter fridge. Plenty of space is then available for a sofa and table and chairs if required.

Bedroom

7' 9" x 7' 10" (2.36m x 2.38m)

The bedroom has a window to the side elevation.

Shower Room

7' 9" x 3' 3" (2.36m x 1.00m)

The shower room has a superb three piece suite with a WC, basin and shower cubicle with waterfall shower and complimentary tiling and a heated towel rail.

Cleethorpes 01472 200666
Immingham 01469 564294
Louth 01507 601550

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Services

All mains services are understood to be connected.

Viewings

Please contact the Cleethorpes 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

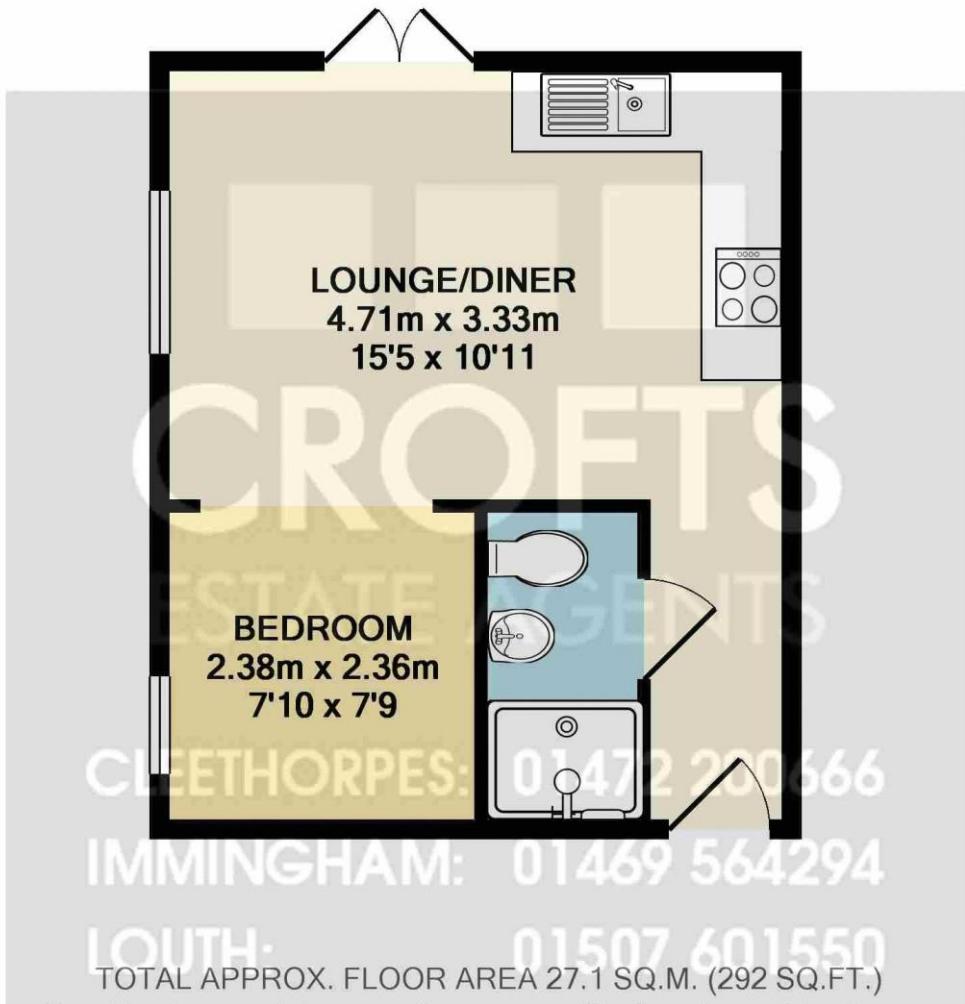
We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

Mortgage and Financial Advice

With access to 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 HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.





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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	47
(21-38)	F	47
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

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