

# BETTLES, MILES & HOLLAND

## Estate Agents - Valuers

Registered Office: 15 SEAVIEW STREET, CLEETHORPES, NORTH EAST LINCOLNSHIRE, DN35 8EU

Telephone: (01472) 691455 / 698698

Email: [info@bmhestateagents.co.uk](mailto:info@bmhestateagents.co.uk)

To view our Properties on the Internet:

[www.bmhestateagents.com](http://www.bmhestateagents.com)

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

[www.onthemarket.com](http://www.onthemarket.com)

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

### PROPERTY FOR SALE 72A KINGSWAY, CLEETHORPES

**PURCHASE PRICE £185,000 LEASEHOLD**



#### VIEWING

By appointment with this office

#### COUNCIL TAX BAND

A

#### PURCHASE PRICE

£185,000

#### TENURE

A long Lease and Management for the whole building is being prepared and will be available shortly



Find us on Facebook  
BMH Estate Agents & Property Management Limited  
Registered in England No. 4782567



## 72A KINGSWAY, CLEETHORPES

Bettles, Miles and Holland are delighted to offer for sale this spacious refurbished one bedroom ground floor apartment opposite Cleethorpes sea front and within walking distance of everything Cleethorpes has to offer. The apartment comprises of communal entrance, the lounge looking out over the Humber, inner hall, a good size double bedroom, a modern bathroom with a separate shower enclosure and modern fitted kitchen. The apartment benefits from u.PVC double glazing, gas central heating, a communal rear garden and one parking space at the rear of the property.

### **COMMUNAL PORCH**

Through a wooden door into the porch with a security lock and buzzer entry system, with a wall light and the gas and electric meters are located here in cupboards

### **COMMUNAL ENTRANCE**

Through a wooden and glazed door, door to the apartment.

### **LOUNGE**

16'08 x 15'01 into window (5.08m x 4.60m into window)

The large lounge to the front of the property with fantastic views across the Humber, with aluminium double glazed double doors and side panels. A central heating radiator, a telephone intercom and a light to the ceiling.



### **INNER HALL**

All panel doors lead off, central heating radiator, fuse box and lights to the ceiling

## 72A KINGSWAY, CLEETHORPES

### **BEDROOM**

13'09 x 12'02 (4.19m x 3.71m)

This double bedroom with a u.PVC double glazed window to the rear, a central heating radiator and a light to the ceiling.



### **BATHROOM**

9'04 x 6'05 (2.84m x 1.96m)

The bathroom with a white suite comprising of a toilet, pedestal wash hand basin with chrome mixer tap, a paneled bath with chrome mixer tap and a separate shower enclosure with PVC boarding to the shower enclosure, a chrome ladder style radiator, vinyl to the floor and a light to the ceiling. There is also a u.PVC obscure double glazed window to the side.





## 72A KINGSWAY, CLEETHORPES

### **KITCHEN/BREAKFAST ROOM**

18'06 x 9'05 (5.64m x 2.87m)

With a range of grey gloss wall and base units with contrasting work surfaces and up-stands, a stainless steel one and half sink and drainer with chrome mixer tap. An integrated gas hob and electric oven with a black up-stand. A central heating radiator, vinyl to the floor and a light to the ceiling. The central heating boiler, two u.PVC double glazed windows to the side and a u.PVC double glazed door leading to the communal garden.



### **COMMUNAL GARDENS**

A good sized paved area, well fenced and gated.

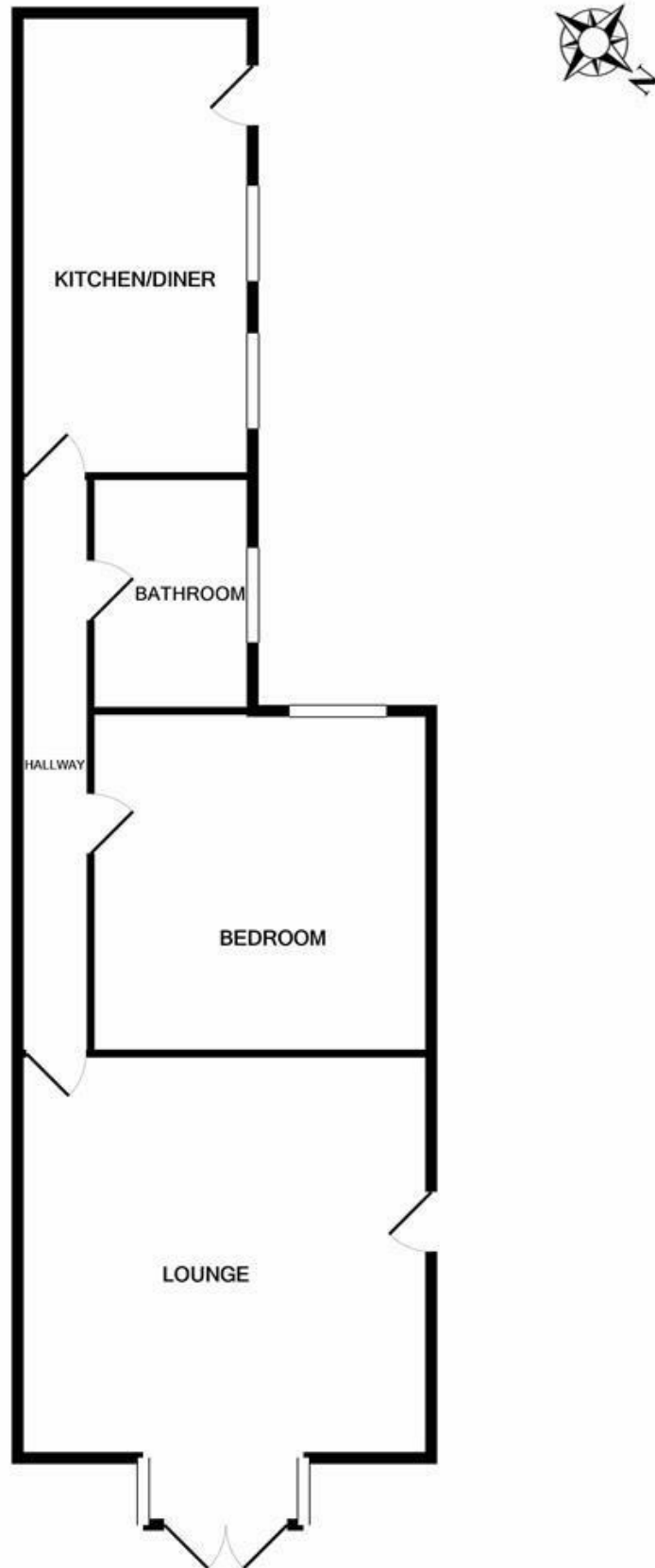


## 72A KINGSWAY, CLEETHORPES

### **PARKING**

At the rear of the property one parking space for each apartment, access from Bradford Avenue.





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  
Made with Metropix ©2021




Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC




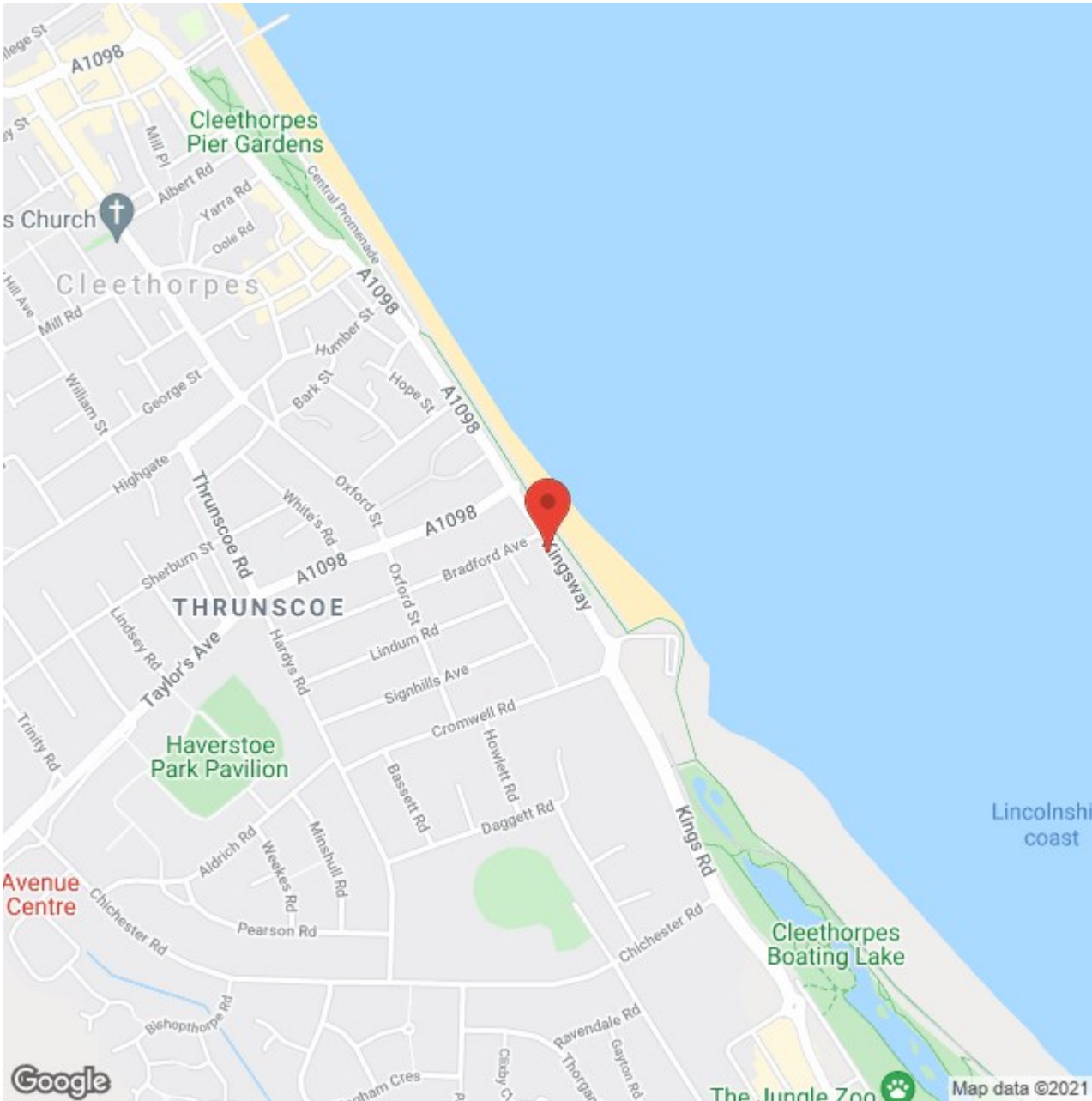
Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales

EU Directive 2002/91/EC





## ADDITIONAL NOTES

### **FREE VALUATIONS:**

We offer a free valuation with no obligation, just call the office on 01472 698698 and ask for your free valuation, we are flexible with our times.

### **B.M.H. PROPERTY MANAGEMENT.**

We offer a letting/management service:-

Four weekly payments / Regular inspections / credit checks / Our monthly fee is 12% **Inclusive of VAT** (i.e. 10% + V.A.T.) Call us if you are interested.

### **MORTGAGE ADVICE**

#### **WE CAN OFFER INDEPENDENT MORTGAGE ADVICE**

Our local broker Emma Hyldon can help you find the best mortgage to suit you providing personal face to face expert advice either at our office or in the comfort of your own home.

Contact our office for further details on 01472 698698 or speak to Emma Hyldon directly on 07522 622 159 or [emma@personal-touch-mortgages.co.uk](mailto:emma@personal-touch-mortgages.co.uk).

Bettles, Miles and Holland Estate Agents is an introducer to Personal Touch Mortgages (Lincs) Ltd, which is an appointed representative of PRIMIS Mortgage Network, which is authorised and regulated by the Financial Conduct Authority.

***YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.***

*They normally charge a fee for mortgage advice. The amount will depend on your circumstances. A typical fee would be £99 payable upon application and further £300 payable on production of offer.*

*(BMH may recommend the services of Emma Hyldon Personal Touch Mortgages but it is entirely sellers/potential buyers own decision to use the services and they are under no obligation to do so. BMH receive a referral fee/benefits worth £75 per mortgage completion. This has NO effect on the price sellers/potential buyers pay for the Mortgage Advice. It is purely an agreement between BMH and Emma Hyldon.)*

**STATUTORY NOTICE: YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

**\* ALL MEASUREMENTS STATED ARE APPROXIMATE.**

Please note that none of the apparatus, equipment, whether gas or electrical have been tested and that we cannot verify that they are in full working order. We have done our utmost to provide fair, decent and honest information, we will not accept liability for any errors regarding measurements, council tax band, tenure etc, as they are for your general use only and not to be relied upon. We advise that you make your own enquiries. Should a purchaser require inspections or quotes for works on a property due to survey results, although we are only too pleased to recommend firms, we will not be held responsible for any works carried out before or after completion, or works not detected by the firms in question, they are only recommendations and have no connection with Bettles, Miles & Holland