BETTLES, MILES & HOLLAND
Estate Agents - Valuers

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PROPERTY FOR SALE
FIRST FLOOR FLAT 72C KINGSWAY, CLEETHORPES

PURCHASE PRICE £179,950 - NO CHAIN

VIEWING	By appointment with this office
COUNCIL TAX BAND	A
PURCHASE PRICE	£179,950
TENURE	We understand the flat to be Leasehold, with a 125 year lease and this is to be confirmed by the solicitors

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72C KINGSWAY, CLEETHORPES

Nestled in the charming coastal town of Cleethorpes, this delightful first-floor flat on Kingsway offers a wonderful opportunity for both investors and those seeking a serene seaside retreat. With no chain involved and to be sold with a share of the Freehold, this property is ready for immediate occupancy, making it an ideal choice for anyone looking to settle in quickly.

Upon entering the flat with a security entry system with intercom at front door, you are greeted by a communal entrance that leads you up the stairs to your new home. The layout includes a hall that opens into a spacious lounge, perfect for relaxation or entertaining guests. The inner hall provides access to a generously sized double bedroom, ensuring a comfortable night's sleep. The bathroom is well-appointed, and the kitchen/diner offers a practical space for cooking and dining, making it a hub for daily living. There is also rear access via fire escape into the bedroom.

One of the standout features of this property is its prime location, situated directly opposite the seafront. This allows for easy access to the beach and the picturesque views that come with coastal living. Additionally, the flat benefits from double glazing and gas central heating, ensuring warmth and comfort throughout the year.

For those with a vehicle, there is a designated parking space at the rear of the building, adding to the convenience of this lovely flat. Whether you are looking for a sound investment or a peaceful bolt hole by the sea, this property presents an excellent opportunity to enjoy the best of Cleethorpes living. Don't miss your chance to make this charming flat your own.

COMMUNAL ENTRANCE

The communal entrance with security entry system, through a composite door into a porch and then through a hardwood and glazed door into the communal hall and up the stairs to the flat. Large storage cupboard opposite entrance to apartment.

HALL

Through a solid wood door in the hall with door the lounge and a light to the ceiling.

LOUNGE

16'7 x 11'10 (5.05m x 3.61m)

The lounge is to the front of the flat with two u.PVC double glazed windows, a central heating radiator, an intercom and a light to the ceiling.

72C KINGSWAY, CLEETHORPES

LOUNGE

INNER HALL

The inner hall with doors to the bedroom, bathroom and kitchen. A central heating radiator, two lights and loft access to the ceiling.

BEDROOM 1

12'10 x 13'8 (3.91m x 4.17m)

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

BATHROOM

9'3 x 5'9 (2.82m x 1.75m)

The bathroom comprising of a white suite with a panelled bath, a chrome mixer shower tap and a shower screen, a pedestal wash hand basin with a chrome mixer tap and a toilet. A u.PVC double glazed window, PVC boarding to the bath area, a central heating radiator, vinyl to the floor and a light to the ceiling.

KITCHEN-DINER

12'6 x 9'1 (3.81m x 2.77m)

With a range of wall and base units, contrasting work surfaces and tiled splash backs. A stainless steel sink unit with chrome taps, space for a cooker with a stainless steel extractor fan above and there is plumbing for a washing machine. A u.PVC double glazed window, a wall mounted central heating boiler, a central heating radiator, vinyl to the floor and a light to the ceiling.

72C KINGSWAY, CLEETHORPES

KITCHEN-DINER

OUTSIDE

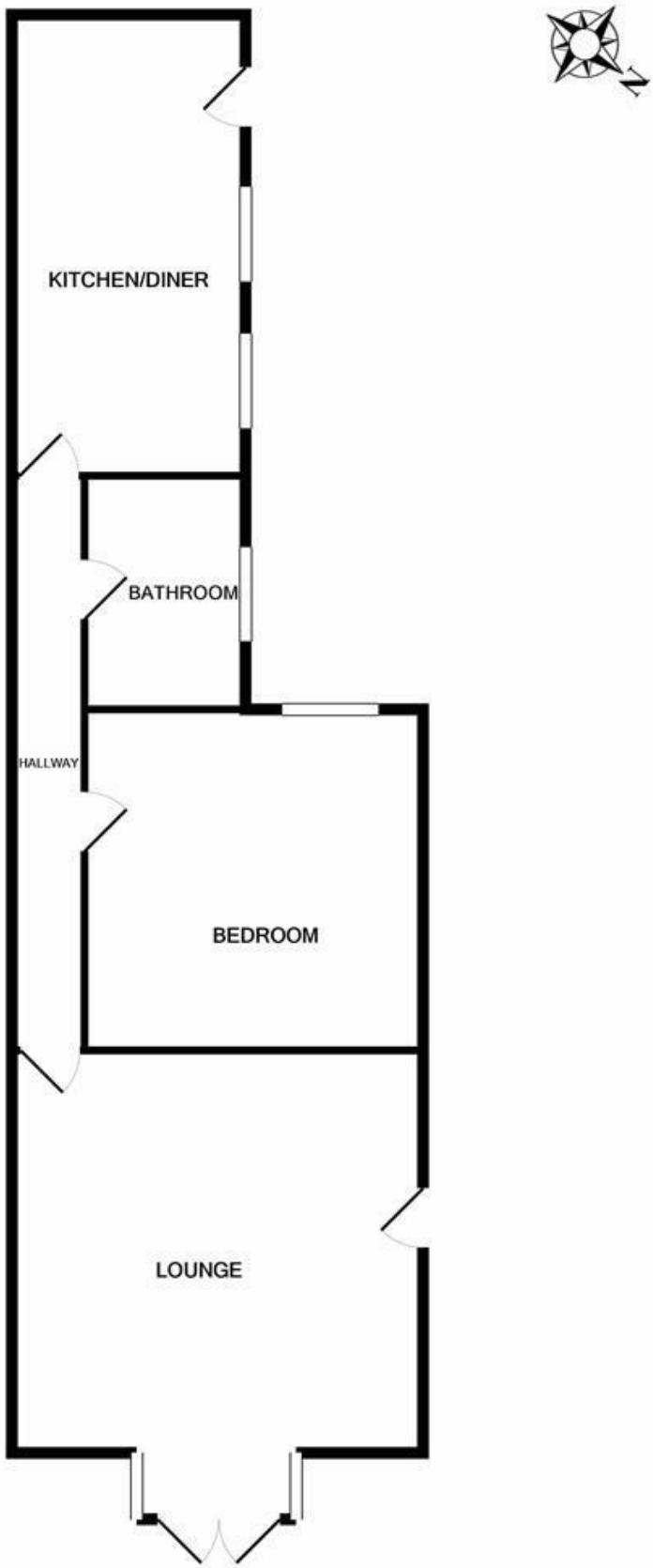
At the rear of building there is a parking space.

72C KINGSWAY, CLEETHORPES

OUTSIDE

LEASE

125 year lease will start on completion day.



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

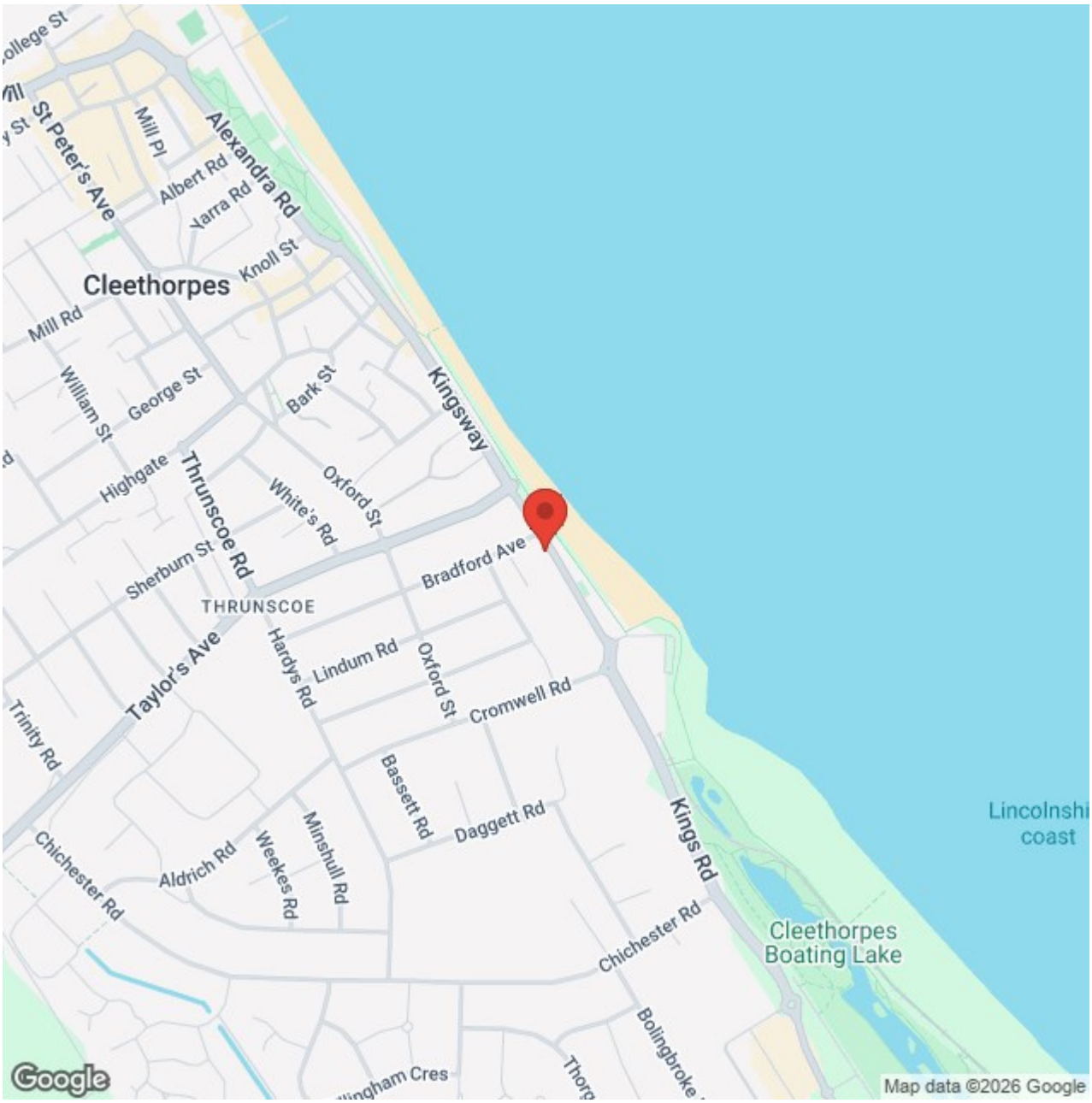
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO_2) 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.

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MORTGAGE ADVICE

WE CAN OFFER INDEPENDENT MORTGAGE ADVICE

Our local broker James Welham 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 James Welham directly on 07710 548 379 or james@jdwassociates.co.uk.

Bettles, Miles and Holland Estate Agents is an introducer to JDW Associates, which is an appointed representative of Lakeside Wealth Management Limited, which is authorised and regulated by the Financial Conduct Authority 458204.

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

They normally charge a fee of £495 payable on production of offer.

(BMH may recommend the services of James Welham JDW Associates 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 James Welham.)

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