



## Flat 2, 13 Albert Road Cleethorpes, Lincolnshire DN35 8LX

Situated within easy access of St Peters Avenue and this PRIME Sea Front location is this TWO BEDROOM GROUND FLOOR FLAT. The accommodation has undergone a programme of improvement including newly fitted kitchen and shower room, redecoration and newly fitted floor coverings and comprises :- entrance hall, spacious lounge, kitchen, two bedrooms, and shower room. Accessed either by the communal entrance door and hall from Albert Road or via its own private door from the rear garden via Yarra Road with car park having RESIDENTS PARKING PERMIT SCHEME. Double glazing to all windows and gas central heating system. Use of rear outside space/courtyard garden. Offered with NO FORWARD CHAIN EARLY VIEWING IS RECOMMENDED \*\*\*\*ONLY PART OF THE PROPERTY SHOWN IS FOR SALE\*\*\*\*

**£85,000**

- CLOSE TO ST PETERS AVENUE & SEAFRONT
- TWO BEDROOM GROUND FLOOR FLAT
- SPACIOUS LOUNGE
- NEWLY FITTED KITCHEN
- USE OF REAR OUTSIDE SPACE/COURTYARD GARDEN
- NEWLY FITTED SHOWER ROOM
- OWN PRIVATE ENTRANCE DOOR
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS.
- NO FORWARD CHAIN



## MEASUREMENTS

All measurements are approximate.

## ACCOMMODATION

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### COMMUNAL ENTRANCE HALL

Approached via a part glazed door to the communal hall, own front door leads through to :-

### LOUNGE

13'8" x 13'1" (18'6") (4.17m x 3.99m (5.65m))

With two double glazed windows to the side, radiator. Built in cupboard. Newly fitted carpet.



### LOUNGE

Additional photo



### HALL

Recessed area with shelving, double glazed door giving access to the rear. Double glazed door giving access to the communal gardens and gate giving access to Yarra Road. car park. Additional cupboard housing the gas central heating boiler.



### HALL

Additional photo



### **BREAKFAST KITCHEN**

10'5" x 7'1" (9'3") (3.20m x 2.18m (2.83m))

Newly fitted kitchen offering a range of wall and base units in a white finish with contrasting work surface with stainless steel sink unit having hot and cold taps. Tiled splash backs. Built in electric oven, gas with extractor unit over. Double glazed window to the front. Radiator. Newly fitted floor covering. Down lighting to the ceiling.



### **BREAKFAST KITCHEN**

Additional photo



### **BEDROOM 1**

9'4" x 8'1" (2.86m x 2.47m)

Double glazed window to the rear, radiator. Wall light points



### **BEDROOM 2**

9'4" x 6'7" (2.85m x 2.03m)

Double glazed window to the rear, radiator. Wall light points





### **SHOWER ROOM**

7'4" (2'8") x 9'2" (3'9") (2.25m (0.83m) x 2.81m (1.16m))

Newly fitted shower room with fully tiled walk in shower with glass screen, mains supply rainfall style shower and hand held attachment. Wash hand basin and low flush w/c inset into dedicated vanity unit. Towel radiator in a chrome finish. Fully tiled walls. Double glazed window to the rear. Newly fitted floor coverings. Down lights to the ceiling.



### **UTILITY**

Wall mounted cupboard, round edge work surface with plumbing for a washing machine underneath.



### **OUTSIDE**

#### **OWN REAR ENTRANCE DOOR**

The flat can be accessed independently from Yarra Road with own entrance door.



#### **COMMUNAL GARDEN**

The rear entrance door gives direct access to the communal rear garden with a gate giving access to Yarra Road.



### **PARKING PERMIT**

#### **TENURE - LEASEHOLD**

We are informed by the seller that the tenure of this property is Leasehold. Confirmation / verification has been requested. Please consult us for further details. The lease is 150 years from 1 December 1989 with a ground rent is £50 per annum and buildings insurance for 2021 - 2022 - paid £220.

#### **COUNCIL TAX BAND**

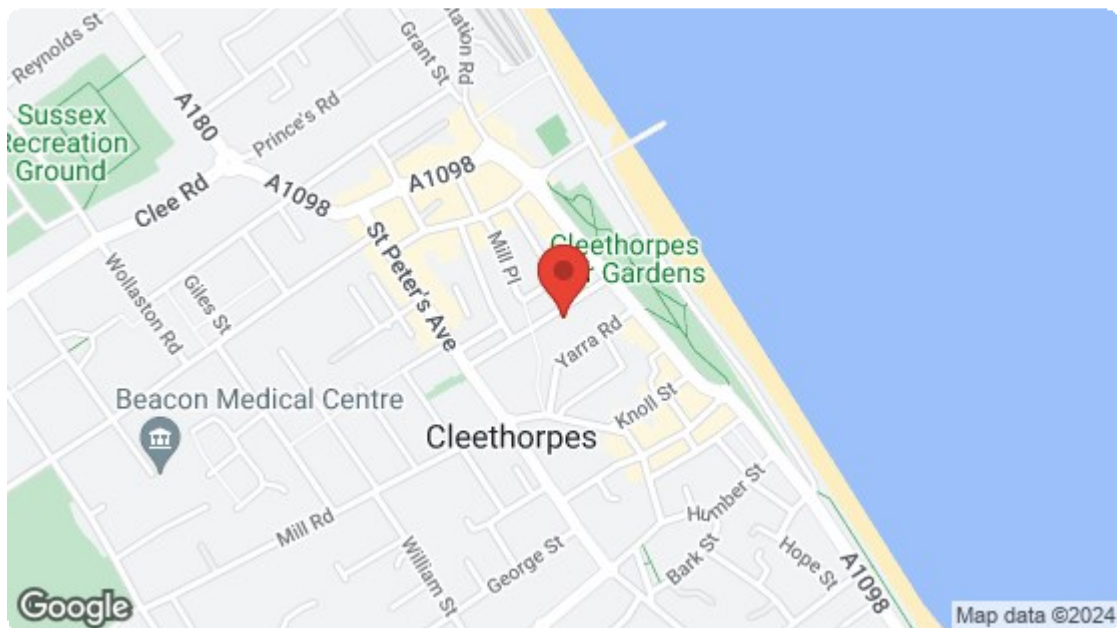
Council Tax Band A



**VIEWING ARRANGEMENTS**

Please contact Joy Walker Estate Agents on 01472 200818 to arrange a viewing on this property.

**OPENING TIMES**

Monday - Friday 9.00 am to 5.15 pm. Saturday 9.00 am to 1.00 pm



| Energy Efficiency Rating  |  | Current   | Potential |
|---|--|---|-----------|
| Very energy efficient - lower running costs                     |  |   |           |
| (92 plus) <b>A</b>  |  | <b>60</b>   | <b>75</b> |
| (81-91) <b>B</b>  |  |   |           |
| (69-80) <b>C</b>  |  |   |           |
| (55-68) <b>D</b>  |  |   |           |
| (39-54) <b>E</b>  |  |   |           |
| (21-38) <b>F</b>  |  |   |           |
| (1-20) <b>G</b>   |  |   |           |
| Not energy efficient - higher running costs                     |  |   |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC  |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  |   |           |
|   |  | Current   | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |   |           |
| (92 plus) <b>A</b>  |  | <b>55</b>   | <b>77</b> |
| (81-91) <b>B</b>  |  |   |           |
| (69-80) <b>C</b>  |  |   |           |
| (55-68) <b>D</b>  |  |   |           |
| (39-54) <b>E</b>  |  |   |           |
| (21-38) <b>F</b>  |  |   |           |
| (1-20) <b>G</b>   |  |   |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |   |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC  |           |

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements and floor plans provided are approximate and for guidance purposes only. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the firms employment Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.