



Flat 18, The Waterfront Queens Parade, Cleethorpes, DN35 0FF
£294,000

Key Features:

- Second Floor Apartment
- Prime Cleethorpes Location
- Views Over The Promenade & Humber Estuary
- Spacious Open Plan Living Area
- Two Double Bedrooms
- Main Bedroom With En Suite
- Lift Access
- Secure Gated Car Park
- No Forward Chain

A spacious second floor apartment set within this exclusive seafront development, enjoying views over Cleethorpes promenade and the Humber Estuary.

Perfectly positioned to make the best of coastal living, with the beach and local attractions all within easy reach, the property offers a superb opportunity for those seeking a permanent home, holiday base, or investment in this prime location.

The apartment is approached via a secure communal entrance with lift and stair access. Inside, the accommodation offers; a welcoming entrance hall, two double bedrooms including main bedroom with en-suite, a separate bathroom, and a well proportioned living room that opens onto a private balcony. The kitchen and dining area extend from the living space, creating an open, sociable layout ideal for everyday living and entertaining.

Externally, to the rear of the development, is a secure gated car park allowing one allocated space and visitors parking. A superb opportunity...Offered for sale with no forward chain.



COMMUNAL ENTRANCE

With lift and staircase rising to the upper floors.

APARTMENT NO18 ENTRANCE HALL

A spacious L-shaped hall, providing access to all rooms.

LIVING ROOM

16'2" x 14'11" (4.93 x 4.56)

A well proportioned reception space with views over the seafront and beyond, and leading onto the private balcony, With a modern wall mounted electric fire, and open access to the kitchen and dining area.

DINING AREA

8'2" x 6'10" (2.50 x 2.10)

With a front aspect window.

KITCHEN

11'7" x 10'5" (3.55 x 3.20)

Fitted with a range of wall and base units, and worktops incorporating a breakfast bar. Built-in oven, hob with extractor over, integrated fridge/freezer, dishwasher, and washing machine.

BATHROOM

6'11" x 6'4" (2.13 x 1.94)

Fitted with a panelled bath, vanity unit, and wc.

BEDROOM 1

16'2" x 11'6" (4.94 x 3.51)

A rear aspect double bedroom, with fitted wardrobes/storage.

EN SUITE SHOWER ROOM

8'5" x 5'9" (2.59 x 1.77)

Comprising a shower enclosure, vanity unit, and wc.

BEDROOM 2

16'0" x 6'9" (4.89 x 2.08)

A second double bedroom to rear aspect, also with fitted wardrobes/storage.

EXTERNALLY

The development benefits from a secure gated car park accessed by a keypad entry system, with allocated and visitor parking available.

TENURE

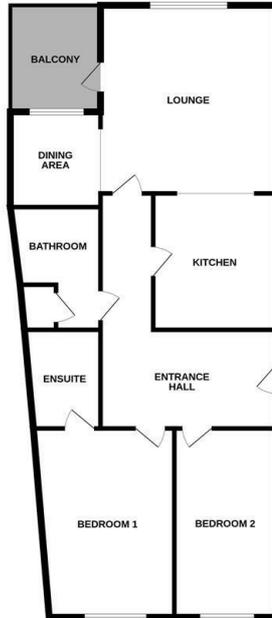
ALL OWN A SHARE OF THE FREEHOLD

COUNCIL TAX

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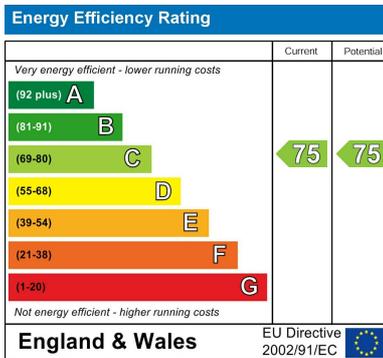


GROUND FLOOR
1062 sq.ft. (98.6 sq.m.) approx.



TOTAL FLOOR AREA: 1062 sq.ft. (98.6 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplans contained herein, measurements of blocks, windows, doors 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 MyPlan 3.0/2018



Viewing

By appointment only.

Tenure

We are advised by the vendor that the property is: As Above However, prospective purchasers should have the tenure of this property confirmed by a solicitor.

Additional Information Local Authority: North East Lincolnshire Council Telephone 01472 313 131

Services: All mains services are available or connected subject to the statutory regulations. we have not tested any heating systems, fixtures, appliances or services.

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS

Although we have taken great care to ensure 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. Any references to the condition, use or appearance of the property or appliances therein, are made for guidance only, and no warranties are given or implied by this information. It is not the Agents 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. 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 purposes only and are not for any other use but guidance and illustration. The Agents have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore



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