



**FLAT 4 THE ROOKERY Mill Road, Cleethorpes, North East Lincolnshire,
DN35 8JD**

Key Features:

- Two Bedroom Apartment Within Period Building
- Tastefully Appointed First Floor Accommodation
- Private Location Close To The Seafront/Town Centre
- Generous Proportions
- Communal Gardens & Parking
- No Forward Chain

A spacious and tastefully refurbished first floor apartment, presented in excellent condition throughout. Situated to the front of this historic residential building, located on Mill Road within short walking distance of the town centre and seafront. The apartment offers well-proportioned living space featuring high ceilings, large windows and plenty of natural light. The grounds provide car parking and an enclosed private communal garden. A rare opportunity, offered with no forward chain. Entered through a communal hallway, via intercom entry system and providing access to the first floor. Apartment No.4 comprises; entrance hall, a well-designed modern dining kitchen including integral appliances, a generous and light filled reception room, master bedroom with a bay window and benefiting a range of fitted wardrobes. There is a second double bedroom, and a well-appointed luxury bathroom featuring a freestanding bath and walk-in rainfall shower.



ACCOMMODATION

DINING KITCHEN

15'4" x 12'9" (4.69 x 3.89)

Featuring a large range of dark grey gloss units and contrasting work surfaces incorporating a resin sink/drainage. Including a six-seater peninsular breakfast bar, built-in oven and hob with extractor over, integrated fridge/freezer, washing machine and dryer. Unit housing the gas central heating boiler. Radiator, and a large window to side aspect.

LOUNGE

19'3" x 13'0" (5.88 x 3.97)

A generously proportioned room featuring a large window to front aspect. Effective slate tiled wall, and radiator.

MASTER BEDROOM

13'8" x 12'8" (4.19 x 3.88)

A spacious double bedroom with a further bay window to front aspect. Benefiting a range of built-in walnut effect wardrobes, and radiator.

BEDROOM 2

12'1" x 8'3" (3.70 x 2.52)

A second double bedroom, with a side aspect window, and radiator.

BATHROOM

12'5" x 7'7" (3.81 x 2.33)

A well-appointed fully tiled bathroom equipped with a freestanding oval bath, large walk-in rainfall shower, wall mounted wc, and vanity unit with twin countertop basins. Heated towel rail, and obscure glazed window.

OUTSIDE

The property is set in leafy established grounds, with car parking to the front, and a private communal garden at the rear.

MAINTENANCE CHARGE

Currently approximately £75 per month required for maintenance of the communal areas and grounds.

TENURE

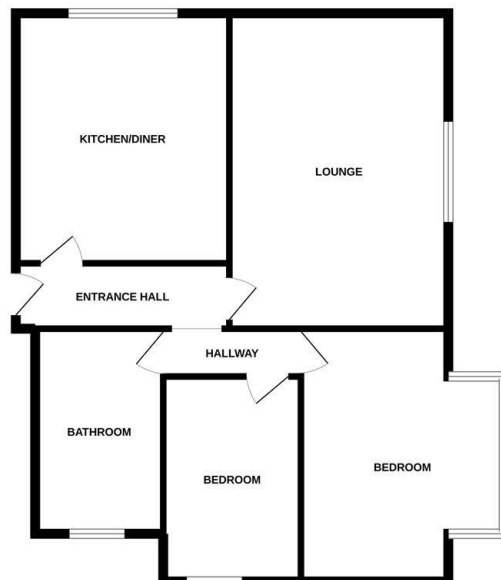
LEASEHOLD

COUNCIL TAX BAND

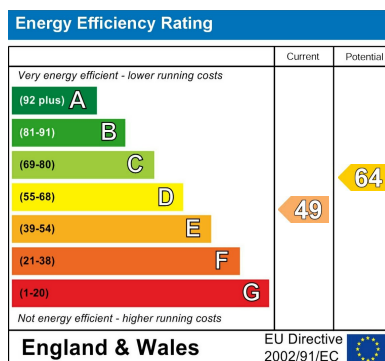
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GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs 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 current, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metreplan 2002.



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