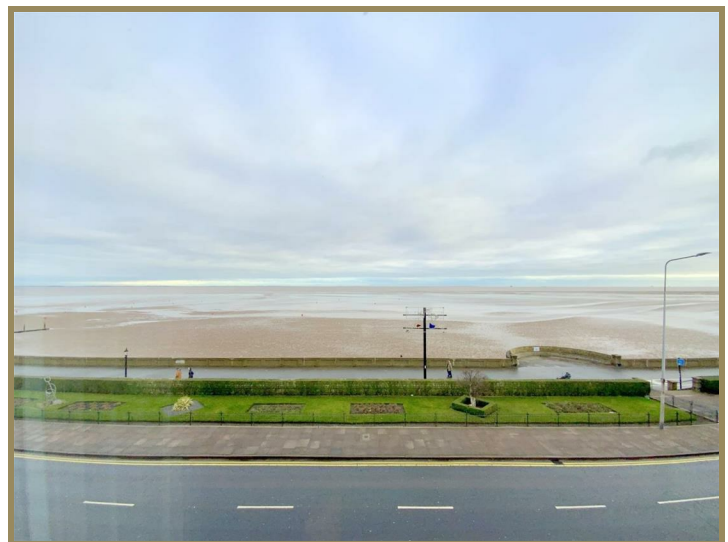
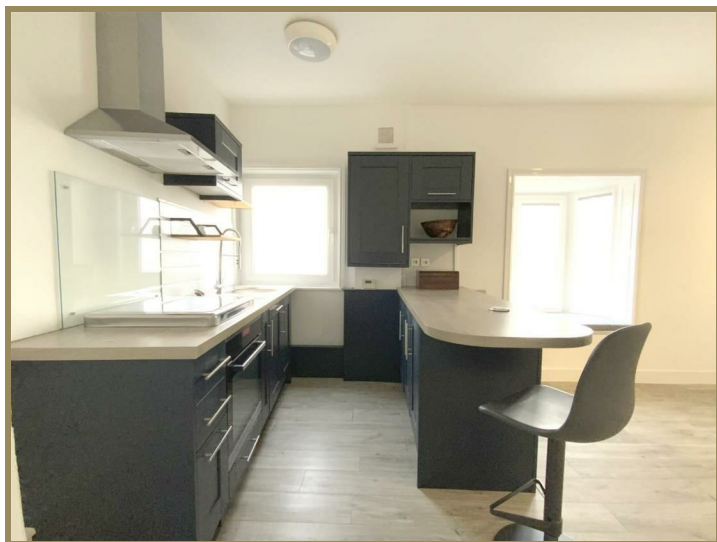




Flat 2, 16 Kingsway, Cleethorpes, North East Lincolnshire, DN35 8QU
£110,000

Key Features:

- Second Floor Apartment
- Views Over Cleethorpes Seafront
- Open Plan Kitchen/Living Room
- One Double Bedroom
- En Suite Shower Room
- Secure Car Park To Rear
- No Forward Chain

A one bedroom second floor apartment positioned on Kingsway, enjoying views over Cleethorpes seafront and the Humber Estuary. Set quite literally on the doorstep of cafes, bars, shops, and local attractions, the apartment offers an idyllic coastal lifestyle in this prime location.

The accommodation features an open plan kitchen/living area, designed to maximise the outlook and natural light. A modern fitted kitchen sits within the space, while the property also offers a rear aspect double bedroom complemented by a modern en suite shower room.

Additional benefits include valuable off road parking at the rear. Offered for sale with no forward chain.



ENTRANCE HALL

A communal entrance hall with staircase to the upper floors.

KITCHEN/LIVING ROOM

18'2" x 13'3" (5.55 x 4.06)

An open plan kitchen and living room featuring a bay window to front aspect. Kitchen area fitted with a range of modern shaker style units, work tops incorporating a breakfast bar, built-in oven, gas hob with extractor over, integrated dishwasher and washing machine. Unit housing the 'Ideal' gas central heating boiler. Wood effect flooring throughout.

BEDROOM

11'0" x 9'8" (3.37 x 2.96)

A double bedroom with a built-in wardrobe and rear aspect window.

EN SUITE SHOWER ROOM

8'1" x 5'2" (2.47 x 1.59)

Fully tiled, with a shower enclosure, pedestal basin, and WC.

TENURE

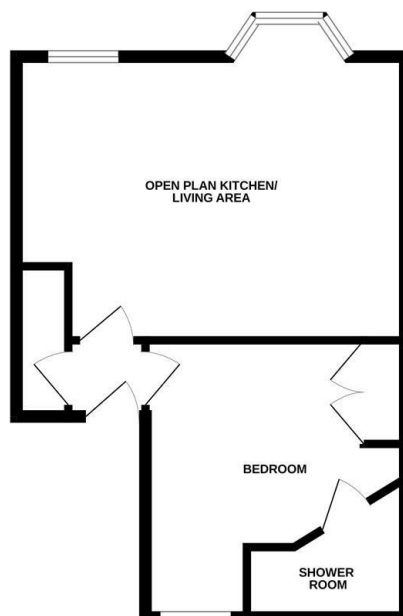
Leasehold

COUNCIL TAX BAND

A

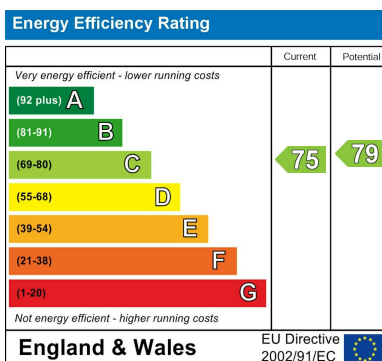


GROUND FLOOR
430 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA: 430 sq.ft. (40.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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 quantity or efficiency can be given.
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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