



**37 Kings Mews, Cleethorpes, North East Lincolnshire, DN35 0PG**  
**£97,500**

### Key Features:

- First Floor Apartment
- Close Proximity to Cleethorpes Seafront
- One Double Bedroom
- Spacious Sunny Aspect Living room
- Fitted Kitchen & Bathroom
- Storage Options
- Car Park To Rear
- No Forward Chain

An opportunity to acquire a one bedroom first floor apartment situated within this modern residential development, conveniently located within close proximity to Cleethorpes seafront. Offering warm and inviting accommodation, the property would suit a variety of buyers, comprising a spacious living room enjoying a sunny aspect, one double bedroom, kitchen and bathroom. Double glazing and gas central heating throughout, benefiting a recently installed boiler in 2023. . Externally, there is a car park to the rear. Located close to transport links, and walking distance of local amenities. Offered for sale with no forward chain.



**KITCHEN**

8'0" x 7'5" (2.44 x 2.27)

**LIVING ROOM**

15'7" x 15'4" (4.77 x 4.68)

**BEDROOM**

12'2" x 10'0" (3.73 x 3.07)

**BATHROOM**

8'7" x 5'6" (2.62 x 1.68)

**TENURE**


Leasehold

1965 years remaining

**COUNCIL TAX BAND**

A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</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	

## 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

