



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

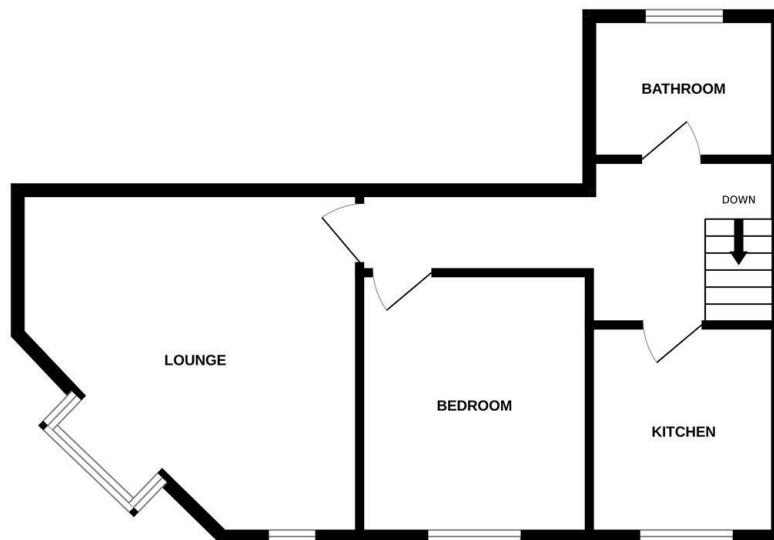
Leasehold

1965 years remaining

COUNCIL TAX BAND

A

1ST FLOOR
511 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA : 511 sq.ft. (47.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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 operability or efficiency can be given.
Made with Metshape CS2020

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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

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