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SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



The Point Sea View Street

Cleethorpes
DN35 8EU

£295,000

Coming to the market with NO FORWARD CHAIN for the first time since it was built, this is the only purpose built three bedroom apartment in this stunning and prestigious development at The Point on Sea View Street. This stunning iconic building has stood the test of time and occupies one of the highest points in Cleethorpes and is a desirable landmark in which to reside. This apartment occupies a ground floor position with picture postcard views out of three Estuary side windows across the Humber. Access is perfect for disabled with accessible lifts to all floors. The apartment has over 115m² of living space which is more than most houses and is perfect for entertaining with an open plan space to the living, dining and kitchen areas and a superb place to enjoy any of the regular festivities that pass by this centrally located abode. As well as the promenade, Sea View Street itself has an iconic cafe bar culture. Coming with the ample living space is a allocated secure parking space. Viewing is a must to truly appreciate this stunning property.

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Communal entrance hall

The development has two communal entrances, a larger one to the front which has fob entry for owners and intercom system to connect guests to the relevant apartment. A front lobby with stairs and sliding door leads to a second area which also requires a fob entry with double doors. A well kept wide hallway leads to ground floor apartments and lift to all floors. A rear entrance gives access to the lift also which can then access all levels from the ground floor. The door to this entrance is at the rear of the apartment near the parking area and also requires a fob to enter.

Entrance hall

A spacious L shaped entrance hall gives a feeling of luxury immediately as you enter the apartment and has a wood laminate floor, white and grey decor and solid wood door to the communal entrance. The hallway has under floor heating, storage cupboard and also a utility cupboard which is plumbed for a washing machine.

Lounge dining room

20' 1" x 24' 6" (6.13m x 7.46m)

This large and impressive open plan room has ample space to offer both living and dining spaces, with light coming in from no less than four triple glazed (for noise reduction) uPVC windows with fitted vertical blinds to two elevations. A centre picture window provides unspoiled views across the Humber and Promenade. Raised well above ground level so no peering eyes can see in, the lounge diner

has wood laminate flooring, under floor heating, white and grey decor to coving, three pendant lights and electric wall heaters.

Kitchen breakfast room

13' 9" x 9' 0" (4.19m x 2.74m)

A good sized breakfast kitchen has glazed French doors to the living dining room which create a superb entertaining area whilst still allowing the kitchen to be closed when required. The kitchen has a range of white wall and base units to three sides with cream marble effect work top and breakfast bar over. There is a large Range cooker included with extractor over, space for dish washer and tall fridge freezer. The room has white and coloured splash back tiling, white decor, cream tiled floor, two three way lights and under floor heating.

Bedroom One

11' 7" x 10' 4" (3.54m x 3.15m)

The largest of the three bedrooms has white decor, wood laminate flooring with under floor heating, two double fitted wardrobes, window and sliding door to the side and pendant light.

En suite shower room

7' 10" x 4' 10" (2.38m x 1.48m)

The en suite has large shower cubicle with vanity sink and WC, white gloss storage units, white splash back tiling, blue tiled floor, chrome towel radiator, ceiling light and shaver point.

Bedroom Two

10' 2" x 10' 10" (3.09m x 3.30m)

A second double bedroom has uPVC window to the side, wood laminate flooring, white decor, ceiling light, under floor heating and built in storage cupboard.

Bedroom three

9' 3" x 10' 10" (2.82m x 3.30m)

The third bedroom is a third double room and has uPVC window and sliding door to the side, wood laminate flooring, white decor, under floor heating, ceiling light and built in storage.

Family Bathroom

7' 9" x 6' 6" (2.36m x 1.99m)

The family bathroom has bath with shower and glass screen over, vanity sink and WC, white tiled splash backs, pale brown tiled floor, chrome towel radiator, white vanity units, extractor and shaver point.

Allocated secure parking

To the back of the apartment block and easily accessed is the secure tarmac and marked parking. A large high fenced parking area has separate gated pedestrian and vehicular access and has numbered allocated parking for each apartment.

Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation. All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office, all viewings are strictly by appointment only please.

Council Tax Information

Band D: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti

Free Valuations

We offer a free valuation with no obligation, just call the relevant office or visit www.croftsestateagents.co.uk seven days a week to arrange for your free valuation.

Property Management

We offer a full property management service, offering full and comprehensive credit and referencing checks detailed photographic inventories and regular property inspections to name just a few of our services.

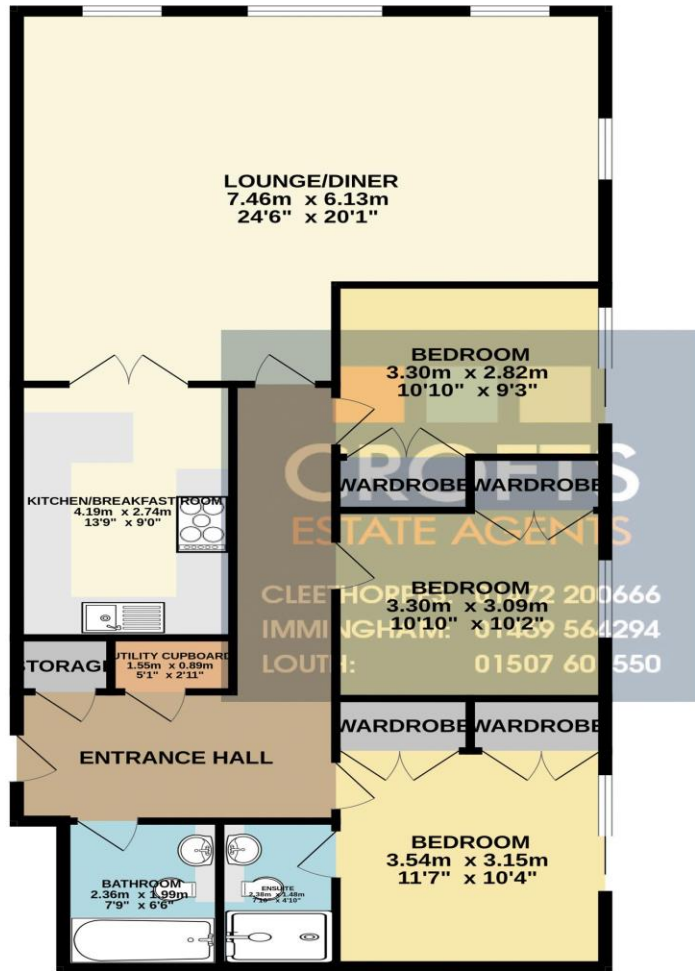
Mortgage and Financial Advice

With access to the whole of the mortgage markets, Crofts Estate Agents in connection with The Mortgage Advice Bureau will help you find the best mortgage to suit your needs. The Mortgage Advice Bureau will act on your behalf in advising you on mortgages and other financial matters

STATUTORY NOTICE: YOUR HOMES IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

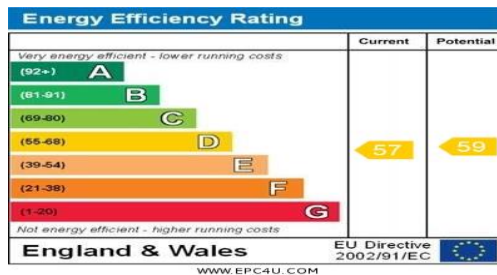


GROUND FLOOR
115.7 sq.m. (1246 sq.ft.) approx.



TOTAL FLOOR AREA : 115.7 sq.m. (1246 sq.ft.) 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.
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