

BETTLES, MILES & HOLLAND

Estate Agents - Valuers

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PROPERTY FOR SALE

12 CHANDOS, KINGSWAY, CLEETHORPES

PLEASE NOTE WE ARE ONLY SELLING THE PROPERTY ARROWED



This lovely ground floor apartment stands slightly elevated and enjoys really quite a fabulous view across the Humber Estuary. Here we have a one bedroomed apartment which is beautifully appointed throughout. No expense has been spared in the fittings and accessories. There is a communal entrance, a little inner hallway then a private hall, that wonderful room to the front with that great view, a superbly fitted kitchen, beautifully fitted bathroom and bedroom. It is a first class apartment. There is parking to the rear which is secure and a nicely landscaped garden to the front. This block of apartments is well maintained.

VIEWING:

By appointment with this office.

COUNCIL TAX BAND:

C

PURCHASE PRICE:

£165,000

TENURE:

We understand the property to be Leasehold for 125 years from 24.07.89 but this is to be confirmed by the solicitors. Chandos is self managed. Maintenance costs believed to be £70 per calendar month which includes a share of the Freehold, Buildings Insurance, Management of the Communal areas both inside and out and the gardens and car park.



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ACCOMMODATION AS FOLLOWS:

ENTRANCE

Communal Inner Hall

ENTRANCE HALL

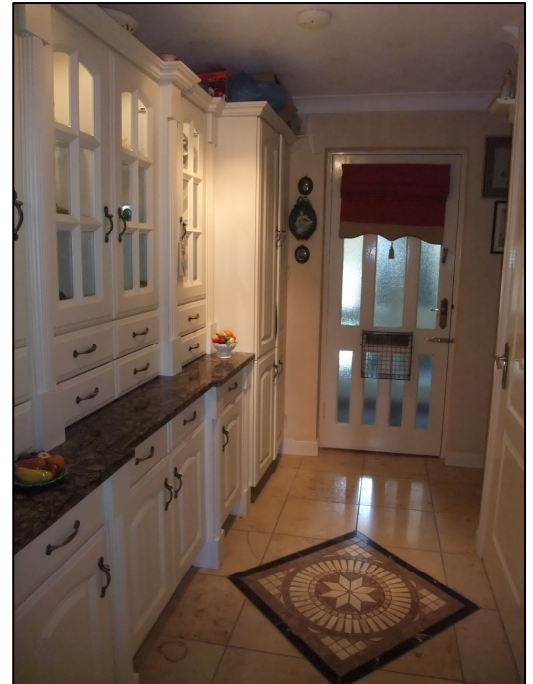
Once through the communal entrance you come to the private entrance of this lovely apartment. The hallway is exceptional, beautifully tiled floor, coving to the ceiling, delph rack, panelled door to the airing cupboard with a lagged cylinder and shelving. An absolutely superb china cabinet to your right with drawers and doors and glazed doors, antique brass furniture and a marble shelf all by the renowned company Hagensons.

Head through the glazed doors to the sitting room.

SITTING ROOM

15'9" x 16'9" (4.80m x 5.11m)

As with all these apartments this room is wonderful. A fabulous view right across the Humber Estuary through the u.PVC double glazed windows with side openers, coving to the ceiling, ceiling rose, 3 delph racks, traditional yet contemporary mahogany mantle with an inset Living Flame style of fire. Night storage heaters.



KITCHEN

10'6" x 8' approx (3.20m x 2.44m)

This room is also beautifully fitted, the units again by Hagensons. All in white with coved tops and valances, panelled doors and drawers, Antique brass style door furniture, marble work surfaces and tiled reveals. Integrated white ceramic sink unit with mixer above, integrated Bosh 4 ring hob, the filter above and a separate extractor also in the ceiling. Then there are two integrated Bosh ovens and a microwave. Also included is the integrated dishwasher, fridge and freezer and washing machine. There is coving to the ceiling, concealed lighting and lights in the pelmet over the opening which looks right across the sitting room through the window to the Estuary.



BATHROOM

The bathroom is really nicely presented. There is a really large walk in shower cubicle with a plumbed shower, two chrome rails, a pull down seat, extractor above, a chrome towelling radiator, close coupled toilet, Hagensons again have provided the surrounding cabinets to the wash hand basin with a mixer, large mirror above. The walls and floors are beautifully tiled.



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BEDROOM

14' x 9' (4.27m x 2.74m)

The bedroom again, nicely fitted, an extensive range of built in units, again of top quality. Storage, wardrobes, a bank of drawers everything in white with brass door furniture, bedside cabinet too. Ceiling fan/light, coving, a night storage heater then a large u.PVC double glazed window which looks out to the rear of the property.



PARKING

Allocated car parking space



ALL MEASUREMENTS STATED ARE APPROXIMATE

EPC

Energy Performance Certificate



12, Chandos, Kingsway, CLEETHORPES, DN35 0BZ

Dwelling type: Ground-floor flat
Date of assessment: 23 October 2014
Date of certificate: 23 October 2014

Reference number: 8594-7320-2289-6917-0922
Type of assessment: RdSAP, existing dwelling
Total floor area: 59 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

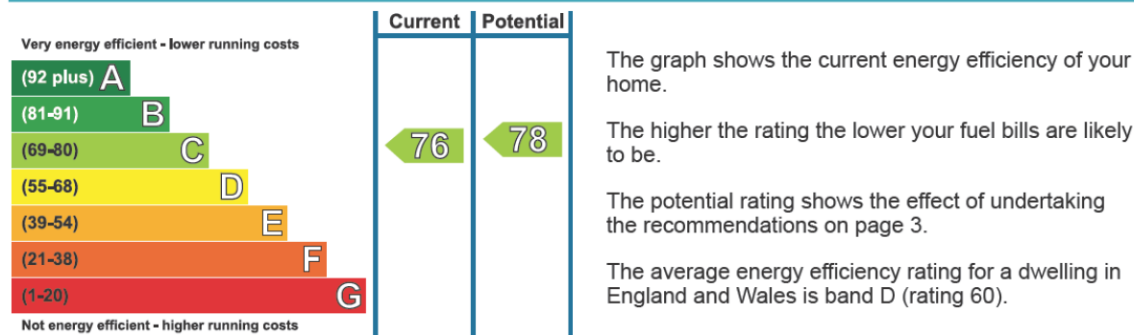
Estimated energy costs of dwelling for 3 years:	£ 1,515
Over 3 years you could save	£ 150

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 144 over 3 years	£ 144 over 3 years	
Heating	£ 993 over 3 years	£ 843 over 3 years	
Hot Water	£ 378 over 3 years	£ 378 over 3 years	
Totals	£ 1,515	£ 1,365	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor Insulation	£800 - £1,200	£ 153	

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

ADDITIONAL NOTES

FREE VALUATIONS:

We offer a free valuation with no obligation, just call the office on 698698 and ask for your free valuation, we are flexible with our times.

B.M.H. PROPERTY MANAGEMENT.

We offer a letting/management service:-

Four weekly payments / Regular inspections / credit checks / Our monthly fee is 10 per cent + V.A.T. Call us if you are interested ask for Quinn Needham.

FINANCIAL SERVICES

WE CAN OFFER INDEPENDENT MORTGAGE & FINANCIAL ADVICE.

With access to over 5,600 mortgages, our advisor will help you find the best mortgage to suit you.

Bettles, Miles & Holland are now able to offer truly Independent Financial & Mortgage Advice. They will act on your behalf in advising you on mortgages, Life Assurance, Pensions, or Unit Trust Products. Because your advisor is independent, he or she can advise you the products of different companies.

We are members of the Mortgage Code Compliance Board

Mortgages are not regulated by the PIA. All you have to do is call for an appointment!

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

*** ALL MEASUREMENTS STATED ARE APPROXIMATE.**

Please note that none of the apparatus, equipment, whether gas or electrical have been tested and that we cannot verify that they are in full working order. We have done our utmost to provide fair, decent and honest information, we will not accept liability for any errors regarding measurements, council tax band, tenure etc, as they are for your general use only and not to be relied upon. We advise that you make your own enquiries. Should a purchaser require inspections or quotes for works on a property due to survey results, although we are only too pleased to recommend firms, we will not be held responsible for any works carried out before or after completion, or works not detected by the firms in question, they are only recommendations and have no connection with Bettles, Miles & Holland.