



2 bed apartment to buy in DN35

Claymore Close, Cleethorpes, Lincolnshire,
DN35 8EN

£60,000 Starting Bid

 x 2  x 1  x 1

Tenure

Leasehold

Allocated parking

Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ Smartly Presented Two Bedroom First-Floor Flat
- ✓ Established and Sought-After
- ✓ Modern Fitted Kitchen
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

Description

Situated within this established and sought-after residential location, conveniently placed for Cleethorpes.

This smartly presented first-floor flat provides an excellent opportunity for a couple, single occupier or landlord investor.

The accommodation is well maintained and attractively presented throughout, with the benefit of a modern fitted kitchen and a stylish bathroom. Further advantages include uPVC double glazing and a gas-fired central heating system.

Externally, there is a paved garden to the front and a garage and parking space situated within a nearby block.

The loft is also boarded out with electric supply.

The property is leasehold, held on a 99-year lease commencing on 1 June 1971, leaving approximately 44 years unexpired. Owing to the remaining lease term, the property is considered suitable for cash purchasers only.

Subject to satisfying the relevant statutory requirements, a purchaser would be entitled to seek a statutory lease extension of 90 years in addition to the existing unexpired term, with the ground rent reduced to a peppercorn. The lease extension would be subject to payment of a premium to the freeholder, together with the relevant valuation and legal costs. Prospective purchasers should obtain advice from a solicitor and specialist leasehold valuer before proceeding.

The abolition of the former two-year ownership requirement means a qualifying purchaser can currently commence the statutory process after acquiring the flat.

Ground Floor

Hall

With uPVC double glazed entrance door. Stairs to first floor accommodation.

First Floor

Landing

With radiator.

Living Room

4.54m x 3.45m

With coving, ceiling rose, radiator and uPVC double glazed window unit.

Kitchen

2.64m x 2.02m

Partially tiled and fitted with a good range of modern wall and base units incorporating a sink unit with drainer and mixer tap, having electric oven and hob, integrated fridge and freezer and washing machine. uPVC double glazed window unit.

Bedroom 1

3.66m x 2.69m

With fitted wardrobes. Radiator and uPVC double glazed window unit.

Bedroom 2

2.99m x 2.68m

With fitted wardrobes. Radiator and uPVC double glazed window unit.

Bathroom

With panelled ceiling and fitted with a gorgeous modern contemporary white bathroom suite comprising panelled bath with shower over, hand basin set in vanity unit and a low-flush w.c. uPVC double glazed window unit.

Gardens

We understand the owner of this flat has the use of the front garden.

Garage

There is a garage in a nearby block.

Tenure

Leasehold - For a term of 99 years from 1st June 1971 with a ground rent of £10 per annum. All interested parties are advised to make their own enquiries.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 44

Annual Ground Rent Amount: £10.00

Price: Starting Bid £60,000

Property Type: Apartment

Parking: Allocated, Garage

Year built: 1970

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

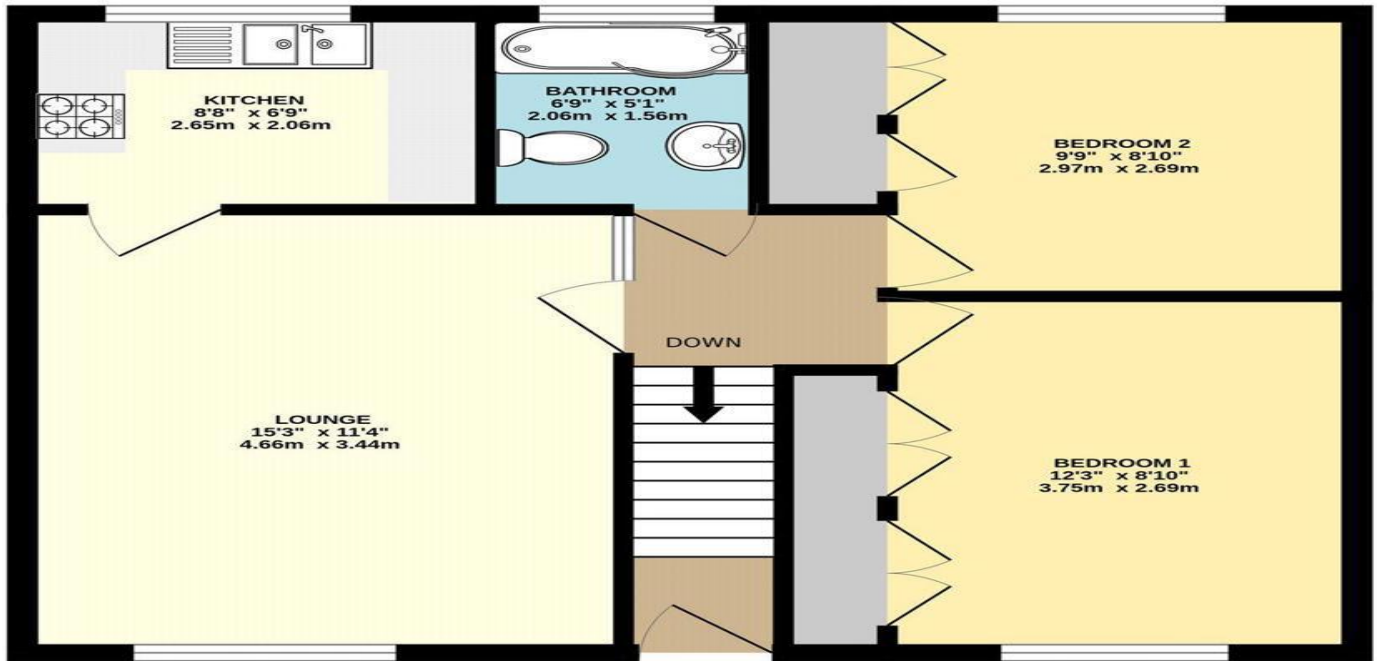
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

GROUND FLOOR
552 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA : 552 sq.ft. (51.3 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 Metropix ©2020

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	74	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Claymore Close, Cleethorpes, Lincolnshire, DN35 8EN

Contact your local branch today for more information on this property:

**32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, admin@kavanaghhayes.co.uk,
www.kavanaghhayes.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

