



Grimsby Road
Cleethorpes
Lincolnshire
DN35 7DG

Offers In Excess Of £59,000

bettermove

Grimsby Road Cleethorpes

Bettermove are proud to present this 1 bedroom flat in Cleethorpes available with no forward chain.

The property is currently tenanted and rental yields can be obtained through Bettermove.

The property benefits from double glazing, electric heating throughout and has on street parking available.

The council tax band is A.

This is a leasehold property with 245 years remaining on the lease; the ground rent is £180pa and the service charge is £600pa.

The interior of this beautifully presented property comprises a spacious living/dining room, fitted kitchen, 1 bedroom and the family bathroom.

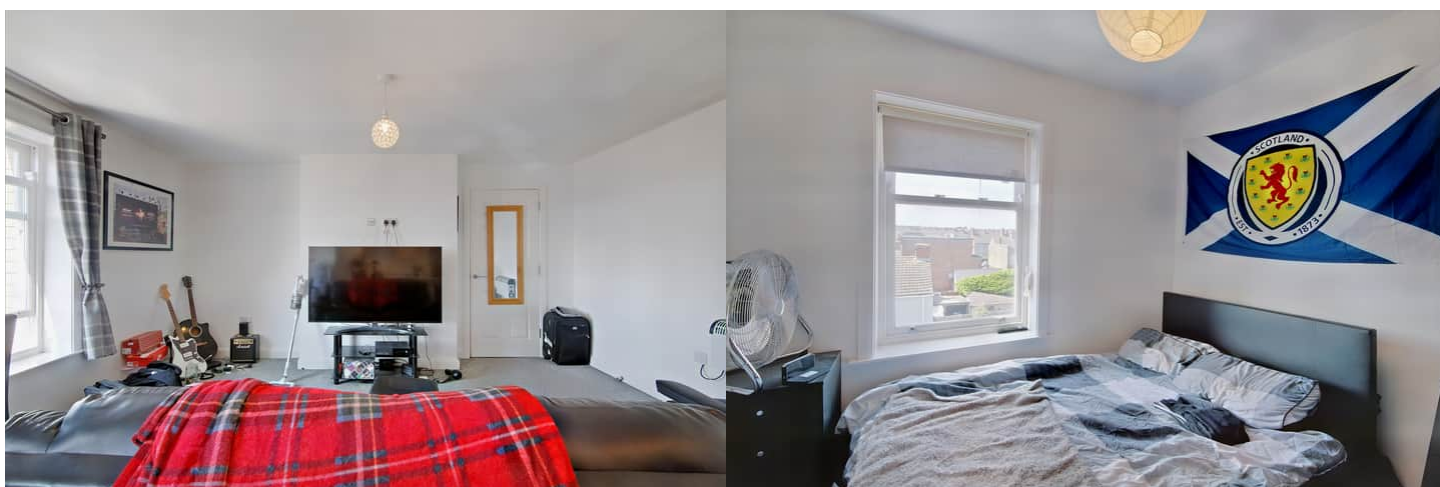
Located in the popular town of Cleethorpes, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from A16, A180 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

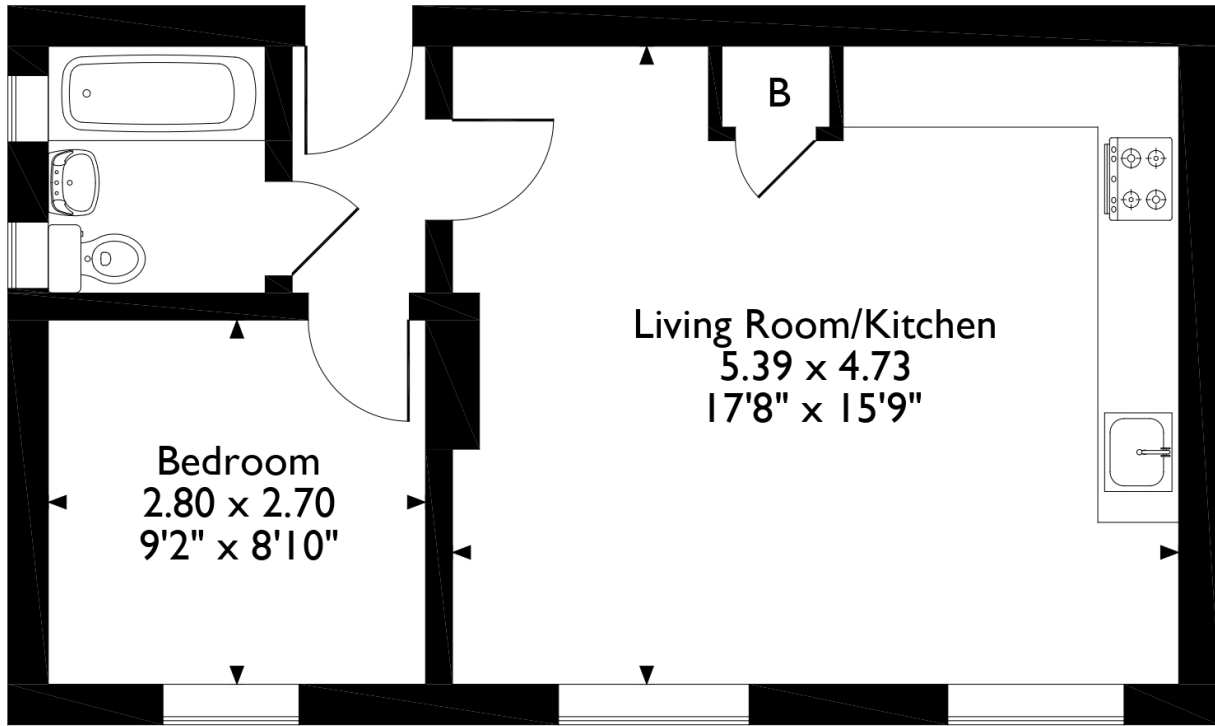
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



Grimsby Road, Cleethorpes

Approximate Gross Internal Area
40 Sq M/431 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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



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