



2 bed ground floor flat to buy in

Poplar Road, Cleethorpes, Lincoln,
Lincolnshire, DN35 8BH

£69,000 Starting Bid

 x 2  x 1  x 1

Tenure

Leasehold

Off Street parking

Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ Two Bedroom Ground Floor Flat
- ✓ Suitable for Landlords Only
- ✓ Highly Popular Cleethorpes
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: **Band A**
- ✓ EPC Rating: **D**
- ✓ Heating supply: **Gas**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Broadband: **Cable**
- ✓ Mobile signal: **Good**

Arrange a viewing

Jason Nicholson
Branch Manager
North Auction

0191 425 1510
north@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Now available to market is this lucrative and enviably placed ground floor apartment that boasts close proximity to the famous Cleethorpes seafront as well a range of popular high streets and other amenities.

Currently serving as a lucrative buy-to-let investment with a long term sitting tenant, the apartment returns £550 PCM as well as being fully compliant with modern legislation making this a purchase only suitable for landlords or buy to let investors.

The property has additional bonuses that many in the area could not claim such as off road parking to the front and a full damp course completed only two years ago with associated paperwork available.

Please note that this property is currently subject to a shorter lease with 57 years remaining with a standing ground rent charge of £30 PA. Buyers would be encouraged to make their own enquiries regards lease terms or extension.

That landlord advises that the tenancy has been subject to a rent increase each year, specifically activated in March each year and that this forms a specified condition within the tenancy itself.

This agent is also aware of ongoing treatment for Japanese Knotweed within the garden. The problem is in hand and a course of effective treatment will be settled in full by the current owner.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 57

Annual Ground Rent Amount: £30.00

Price: Starting Bid £69,000

Property Type: Ground floor flat

Parking: Off Street

Construction materials: Brick and block

Roofing type: Slate tiles

Known property issues: Japanese Knotweed

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

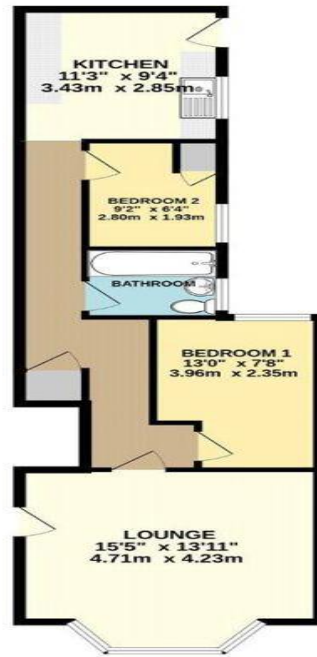
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

GROUND FLOOR
607 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA : 607 sq.ft. (56.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Poplar Road, Cleethorpes, Lincoln, Lincolnshire, DN35 8BH

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

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