



# CHOICE PROPERTIES

*Estate Agents*

Flats 1-3, Fernlea, 3 Park Road East,  
Mablethorpe, LN12 2NL **Price £325,000**



Choice Properties are pleased to offer for sale this block of three self contained two bedroom flats, situated only a short distance from both the beaches and local amenities on offer in Sutton on Sea. The property presents an ideal investment opportunity for any prospective buyer with all three flats being sold with sitting tenants. Early viewing is advised.

## **Flat 1**

Accessed from the rear of the property. Accommodation comprises:-

### **Kitchen**

9'10" x 7'02"

### **Reception Room/Dining Room**

12'00" x 12'10"

### **Bedroom 1**

12'00" x 12'01"

### **Bedroom 2**

15'00" x 10'00" approx

### **Bathroom**

## **Flat 2**

Accessed via a side entrance door. Accommodation comprises:-

### **Kitchen**

9'06" x 7'06"

### **Reception Room/Dining Room**

11'05" x 10'09"

### **Inner Hallway**

### **Bedroom 1**

13'00" x 9'10"

### **Bedroom 2**

10'10" x 8'11"

### **Shower Room**

## **Flat 3**

Accessed from the front of the property. Accommodation comprises:-

### **Kitchen**

11'05" x 8'06"

### **Reception Room**

14'01" x 13'00"

### **Bedroom 1**

12'03" x 9'07"

### **Bedroom 2**

13'01" x 10'03"

### **Bathroom**

## **WC**

### **Driveway/Parking**

The property does present off road parking with a paved driveway. There is also ample on-street parking available too.

### **Tenure**

We understand that each flat is held by virtue of its own legal title, although the whole will be sold Freehold.

### **Viewing arrangements**

Viewing by Appointment through Choice Properties, 34 High St, Sutton on Sea, Lincolnshire, LN12 2HB. Tel 01507 443777.

### **Opening hours**

Monday - Friday: 9am - 5pm

Saturday: 9am - 3pm

### **Making an offer**

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

### **Council tax band**

Local Authority - East Lindsey District Council,  
The Hub,  
Mareham Road,  
Horncastle,  
Lincolnshire,  
LN9 6PH  
Tel. No. 01507 601 111  
Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website, each of the three flats are currently within Council Tax Band A.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.







# Directions

From our Sutton on Sea office, head left, taking your first left on to Cromer Avenue, at the end of the road turn right on to Marine Avenue, then immediately left on to Park Road. Park Road East is the second turning on the right hand side.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

