CHOICE PROPERTIES

Estate Agents

Flat 2, Sutton Court Gibraltar Road, Mablethorpe, LN12 2AT

Offers Invited £72,000

Choice Properties are excited to offer for sale this generously proportioned one bedroom first floor apartment, situated a stones throw from the award winning golden sandy beaches of Mablethorpe. Offered with no onward chain, early viewing is most certainly advised.

21 Victoria Road, Mablethorpe, Lincolnshire, LN12 2AF
Tel: (01507) 472016 Email: mablethorpe@choiceproperties.co.uk Website: www.choiceproperties.co.uk
Director: R.J. Houltby • Reg. No: 04839633 • Registered Office: 16 South Market Place, Alford, Lincolnshire, LN13 9AE

The Property Ombudsman
naea | propertymark PROTECTED

Benefiting from a mains gas central heating system, the light and airy accommodation comprises:-

Entrance Hall
4'04" x 9'01"
Fitted with two built in storage cupboards, the wall mounted thermostat, loft access and doors to:

Reception Room
13'10" x 10'04"
Fitted with a feature fireplace surround, TV aerial, telephone point and then reception room also houses the wall mounted consumer unit. Door to:

Kitchen
10'02" x 10'03"
Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, space for a freestanding cooker, space and plumbing for a washing machine, space for a freestanding fridge/freezer, partly tiled walls and the kitchen also houses the wall mounted 'Ideal Logic Combi c30' combination boiler; supplying both the central heating and hot water systems.

Bedroom
11'04" x 12'11"
Double bedroom.

Bathroom
5'06" x 8'09"
Fitted with a three piece suite comprising a panelled bath tub with mixer tap, shower attachment and electric 'Triton Cara' shower over, pedestal hand wash basin with mixer tap and WC with dual flush button, partly tiled walls and a 'Manrose' extractor fan.

Outside Space & Parking
To the rear of the flats you will find communal gardens which are fully enclosed with timber fencing to the boundaries and laid with shingle for ease of maintenance.

Communal parking is available to the front of the flats.

Tenure
To be confirmed with the current freeholder.

Viewing arrangements
By appointment through Choice Properties on 01507 472016.

Opening hours
Monday to Friday 9.00 a.m to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

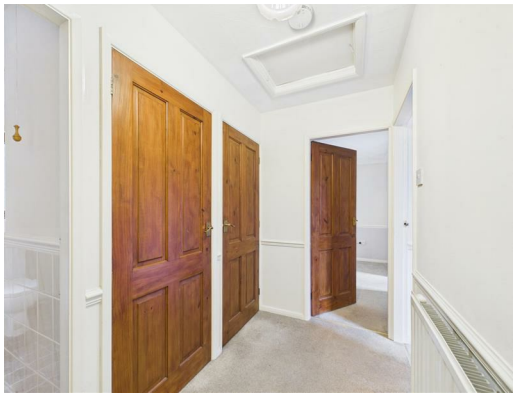
Making an offer
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you 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.

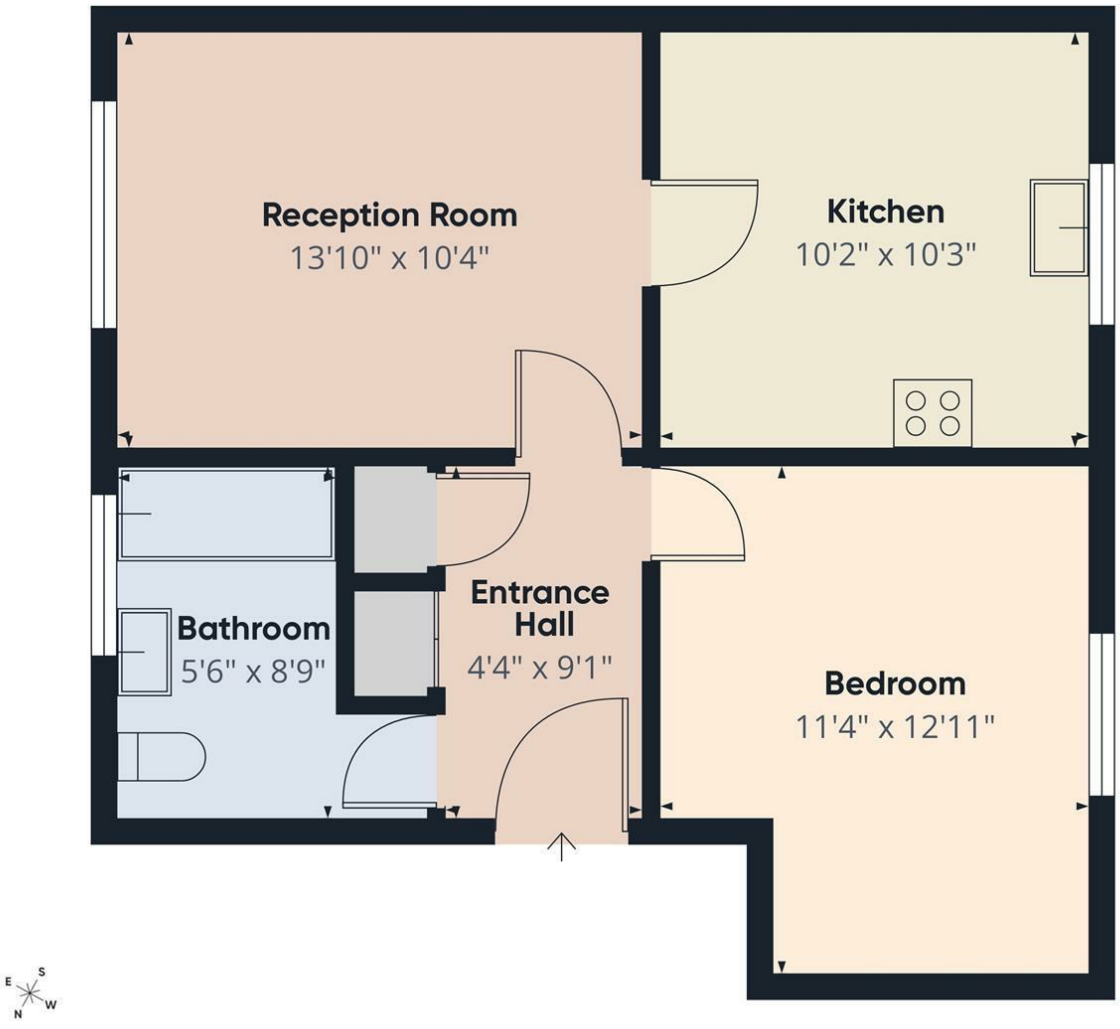
Council tax band

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

Council Tax Band - According to the Valuation Office Agency Website the property is currently in 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. 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.





Approximate total area(1)

492 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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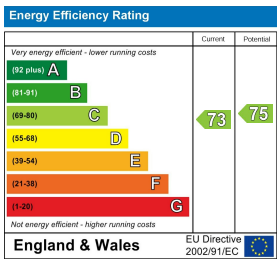
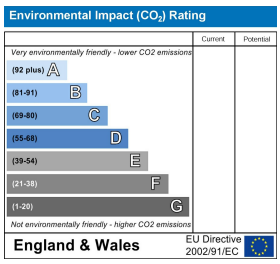
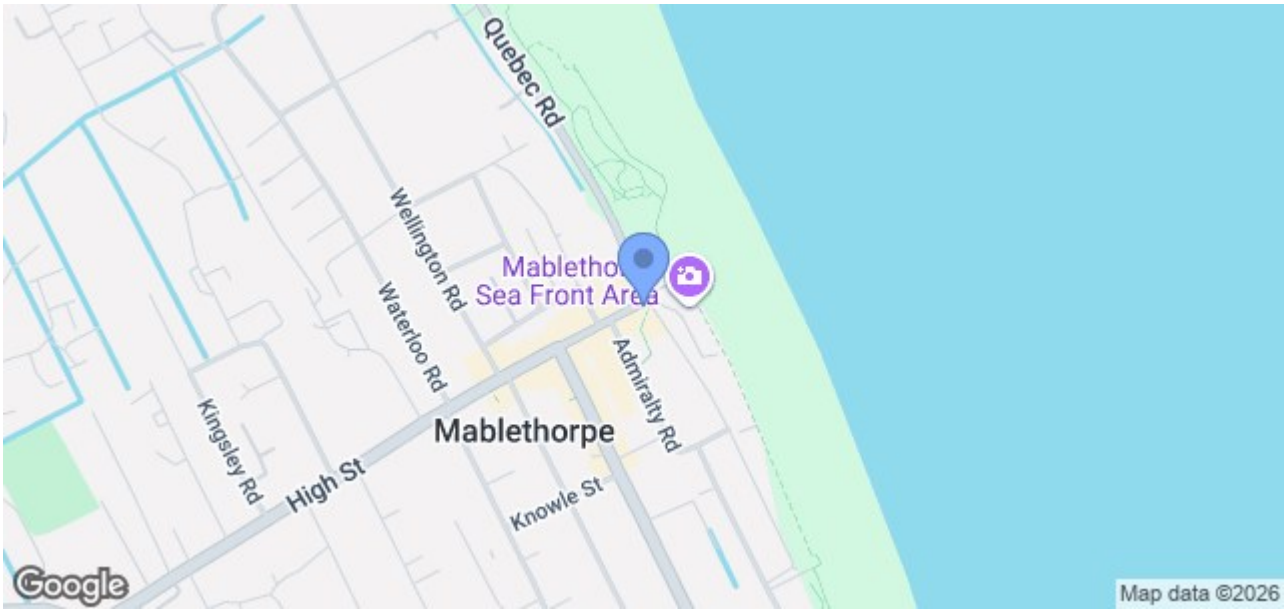
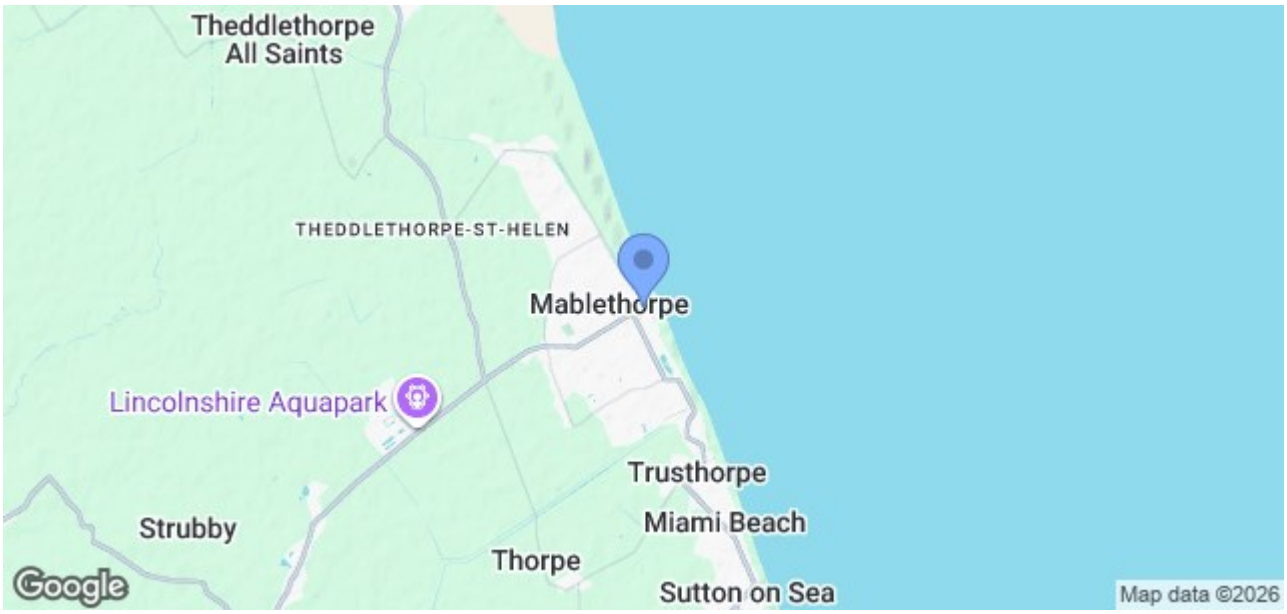
Directions

From our Mablethorpe office head North to the traffic lights then turn right onto the High Street. Continue along the High Street until you reach the pullover onto the beach and turn right onto Gibraltar Road. Sutton Court can be found a short way along on your right hand side.