CHOICE PROPERTIES

Estate Agents

12 Lloyd Court Seaholme Road, Mablethorpe, LN12 2BU

Price £125,000



Choice Properties are delighted to bring to the market this beautifully presented ground floor flat, ideally situated just a short walk from the beach and local amenities. The property offers well presented accommodation, further benefits from allocated parking and communal gardens. Early viewing 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

Offering generously proportioned rooms throughout, the spacious and well maintained accommodation comprises:

Front entrance
6'7 x 2'10
Door leading to:

Hallway
6'8 x 5'10
Doors leading to:

Kitchen
12'8 x 6'9
Fitted with a range off wall and base units, one and a half bowl inset sink with drainer and mixer tap, plumbing for a washing machine , space for appliances, wall mounted combination boiler, double glazed window.

Reception room
16'0 x11'11
Light and airy reception room, featured spotlights, double glazed window to the front aspect, radiator.

Bedroom 1
8'9 x 12'9
Double bedroom , double glazed window, radiator.

Bedroom 2
6'10 x 9'7
Double glazed window , radiator.

Shower room
8'10 x 6'10
Three peice suite comprises, low level wc, vanity sink basin with mixer tap, tiled shower cubicle, partly tilled walls, fitted wall unit, tiled floor.

Parking
Provides off road parking for one vehicle.

Garden
To the rear of the property you will find a well kept and privately enclosed communal area that is mostly laid to lawn and is maintained throughout the year.

Tenure
Leasehold. No ground rent is payable as the property comes with a share of the freehold. Maintenance charge is payable monthly and is £600.00 per annum.

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.

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.

Opening hours
Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

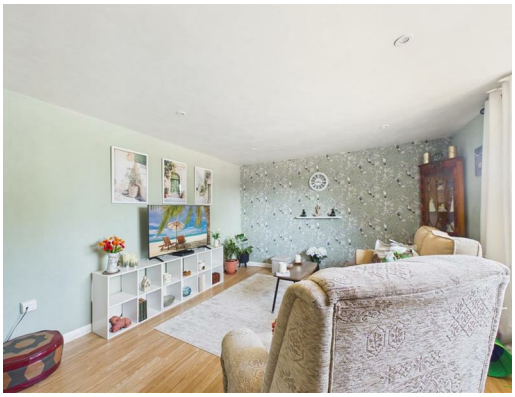
Viewing arrangements
Contact Choice Properties on 01507 472016.

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.









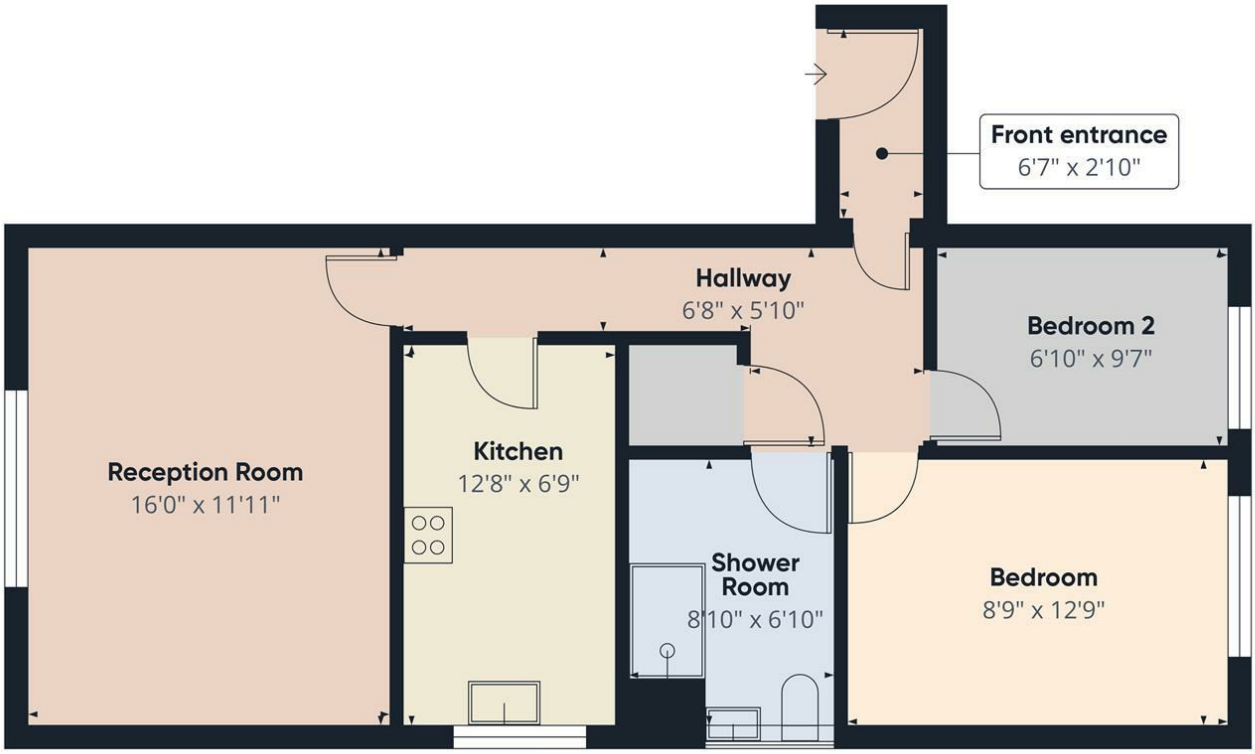








LLOYD
COURT





Approximate total area(1)

619 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 south along Victoria Road , at the top turn right on to Seaholme Road. Lloyd Court is situated immediately on your right hand side. Number 12 can be found on the ground floor.

