CHOICE PROPERTIES

Estate Agents

1 Berkeley Court Seacroft Road, Mablethorpe, LN12 2EH

Price £115,000



Choice Properties are delighted to bring to the market this spacious first floor apartment with a balcony. This fantastic property is located in a central position just moments from shops, local amenities and only a short walk from our award winning sandy beaches.

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
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The spacious accommodation comprises:

Kitchen
12'6 x 13'4
Fitted with a range of wall and base units, inset sink with drainer, plumbing for a washing machine, partly tiled walls.

Hallway
18'6 x 3'1
Doors leading to:

Reception room
17'4 x 11'11
Light and airy reception room, featured electric fireplace, "French" doors leading to:

Balcony
Outdoor space.

Bedroom 1
10'5 x 13'4
Spacious double bedroom, fitted storage cupboard, double glazed window.

Bedroom 2
11'4 x 11'10
Double bedroom, fitted storage cupboard.

Shower room
5'4 x 7'6
Three peice suite comprises, low level wc, wash hand basin, shower unit, tiled walls.

Outside space
At the rear of the property by the entrance door is a spacious external space.

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.

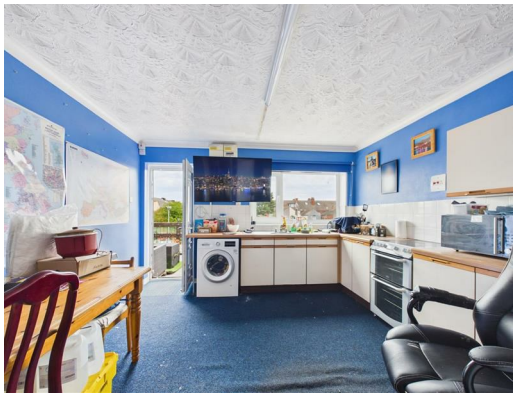
Making an offer
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you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

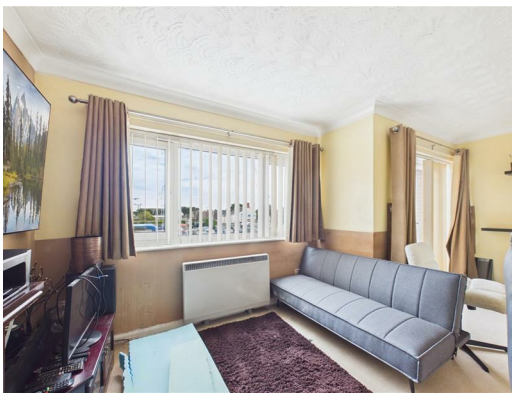
Viewing arrangements
Viewing by appointment through Choice Properties on 01507 472016.

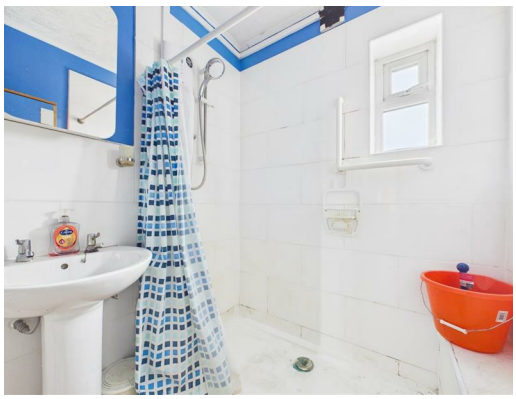
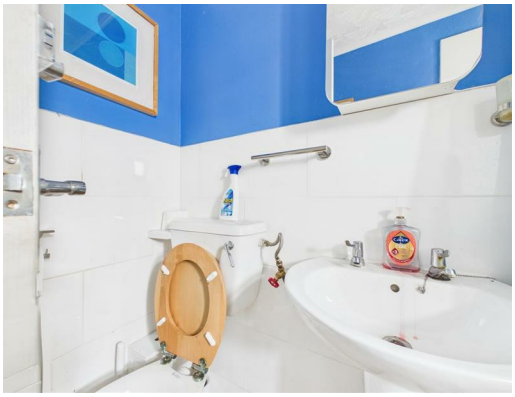
Opening hours
Monday to Friday 9.00 a.m to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

Tenure
Freehold.

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.







Floor 1

Approximate total area(1)

786 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

Upon leaving our Mablethorpe office turn right on to Victoria Road, at the traffic lights turn left on to the High Street and then take your second left on to Seacroft Road. Take your next left after the Factory Shop into the Car Park. The communal steps to Berkeley Court can be found in this car park to the rear of the flats.

