



# CHOICE PROPERTIES

*Estate Agents*

03 Mablethorpe Chalet Park Links  
Avenue,

Reduced To £40,000



Choice Properties are pleased to offer for sale this two bedroom detached 'California' chalet, situated on the popular 'Mablethorpe Chalet Park'. Located only a short walk from both the golden sandy beaches and local amenities, the chalet park offers ample on-site parking, on-site amenities and the chalet is further offered with no onward chain.

The chalet features electric heating and double glazed uPVC windows throughout. The generously proportioned accommodation comprises:

### **Open Plan Kitchen/Reception Room**

17'06" x 13'03"

Kitchen Area:

Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, four ring ceramic hob, integrated electric oven and space for a freestanding fridge/freezer.

Reception Room:

Light and airy living accommodation benefiting from double aspect windows and double opening 'French' doors to front aspect and fitted with an electric feature fireplace and TV aerial.

### **Lobby**

2'05" x 2'06"

With doors to:

### **Bedroom 1**

9'02" x 9'10"

Double bedroom.

### **Bedroom 2**

7'10" x 6'11"

Smaller double or generous single room.

### **Shower Room**

5'01" x 5'07"

Fitted with a three piece suite comprising a corner shower enclosure with electric shower over, hand wash basin with mixer tap and WC with dual flush button; both built into vanity, mermaid boarded walls.

### **Outside Space**

The outside communal areas are well maintained all year round and to the rear of the chalet, you will find two useful storage units; one of which has been fitted with plumbing for a washing machine.

### **Communal Parking**

Ample communal parking on site.

### **Tenure**

Leasehold. The current lease has approximately 14 years remaining, with the lease coming to an end on the 7th May 2040. The site's current annual ground rent is £2,790.00 and the current annual service charge is £564.00. Insurance, water and electricity payable independently.

### **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](http://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. 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.





**Shower Room**

5'1" x 5'7"

**Lobby**

2'5" x 2'6"

**Bedroom 2**

7'10" x 6'11"

**Open Plan Kitchen/  
Reception Room**

17'6" x 13'3"

**Bedroom 1**

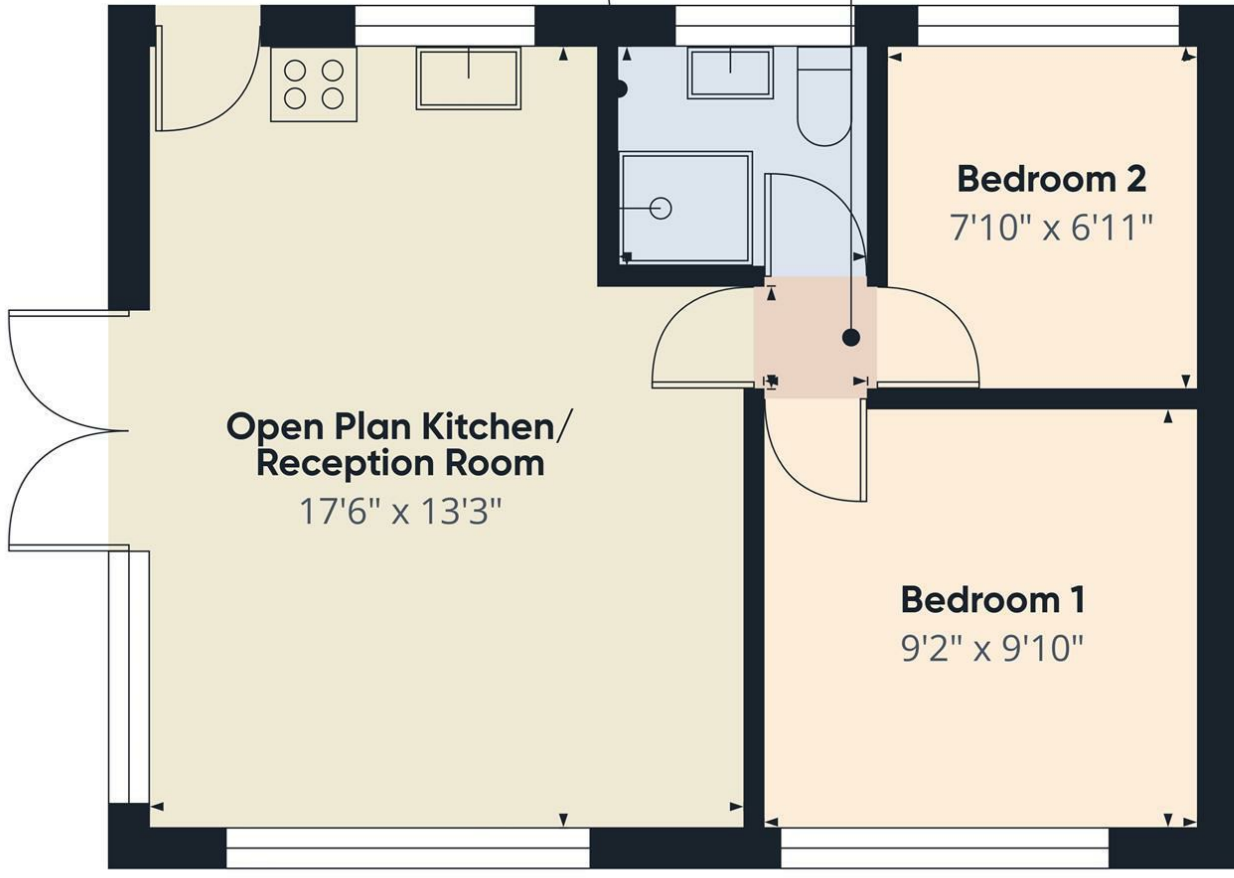
9'2" x 9'10"

Approximate total area<sup>(1)</sup>  
401 ft<sup>2</sup>

(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.

GIRAFFE360



## Directions

From our Mablethorpe office head to the High Street, turn right at the traffic lights onto the High Street then at the pullover turn left onto Quebec Road. Carry on past the Cinema and then take a left onto Links Avenue and Mablethorpe Chalet Park can be found at the end of the road.

