



# CHOICE PROPERTIES

*Estate Agents*

70A Seacroft Road,

Mablethorpe, LN12 2DR

25% Shared Ownership £33,750



Choice Properties are pleased to bring to the market this well presented and generously proportioned three bedroom ground floor flat, offered on a 25% shared ownership. Situated in a convenient central location within easy reach to both the local amenities and golden sandy beaches on offer, early viewing is advised with the property also being offered with no onward chain.

Benefiting from a mains gas central heating system and uPVC double glazing throughout, the beautifully maintained accommodation comprises:-

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

16'10" x 14'06"

Internal front door leading into the Reception Room; benefiting from dual aspect windows and featuring ample space for a dining table with built in storage cupboards, a TV aerial and telephone point.

### **Kitchen**

8'09" x 9'03"

Recently installed kitchen with a range of wall and base units with worktop over, one bowl ceramic sink with mixer tap, four ring induction 'Bosch' hob with extractor hood over, integrated dishwasher, integrated fridge/freezer, integrated 'Bosch' microwave, integrated 'Bosch' oven, integrated washing machine, partly tiled walls, extractor fan and the kitchen also houses the wall mounted 'Vaillant' combination boiler; supplying both the central heating and hot water systems.

### **Inner Hallway**

8'09" x 3'11"

Fitted with a built in double storage cupboard with shelving and featuring the wall mounted 'Drayton' thermostat and doors to:

### **Bedroom 1**

12'01" x 12'08"

Remarkably spacious double bedroom with fitted wardrobes with sliding mirrored doors and a TV aerial.

### **Bedroom 2**

11'05" x 9'10"

Spacious double bedroom benefiting from dual aspect windows.

### **Bedroom 3**

9'07" x 8'03"

Double bedroom; currently used as a home study with a fitted double wardrobe with sliding doors and fitted wall units.

### **Shower Room**

8'08" x 5'05"

Fitted with a three piece suite comprising a large shower cubicle with sliding door and electric 'Triton T80' shower over, hand wash basin with mixer tap; built into vanity and WC with dual flush button flush button, partly mermaid boarded walls, extractor fan and a heated towel rail.

### **Parking**

To the rear is a parking space.

### **Outside Space**

To the front of the property is a well tended garden with a variety of planting. To the rear is a small yard for bin storage.

## **Tenure**

Leasehold.

With the property being 25% shared ownership, an agreement is in place and rent is paid to Platform Housing Association. There was a 99-year lease set up from 2007, when the property was built. Rent and service charge combined are £261.35 a month, with the rent being £200.03 and the service charge being £61.32. Any questions regarding the tenure; please ask Choice Properties.

## **Viewing arrangements**

Viewing by appointment through Choice Properties on 01507 472016.

## **Opening hours**

Monday - Friday: 9.00am - 5.00pm

Saturday: 9.00am - 3.00pm

## **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.

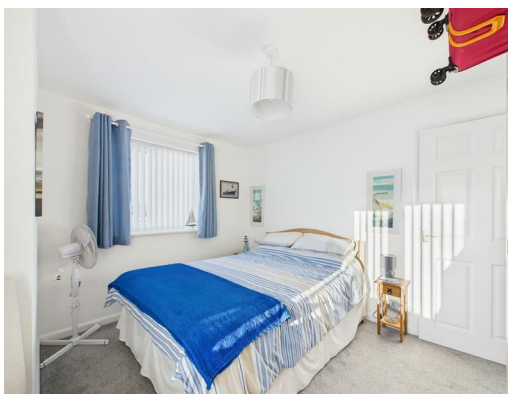
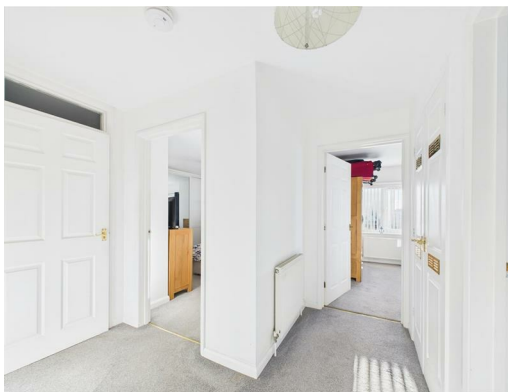
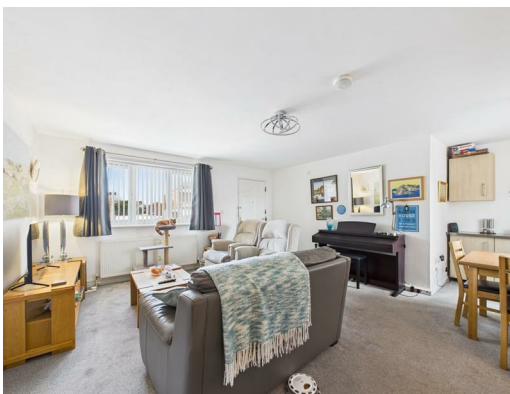
## **Council tax band**

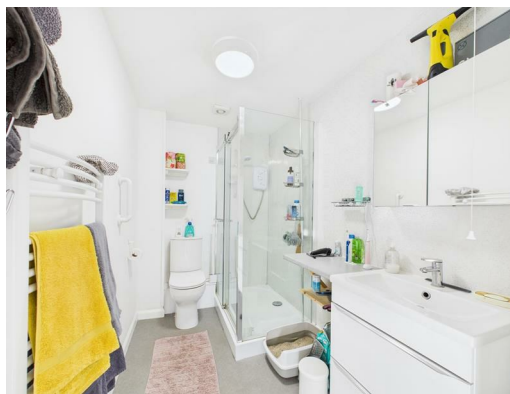
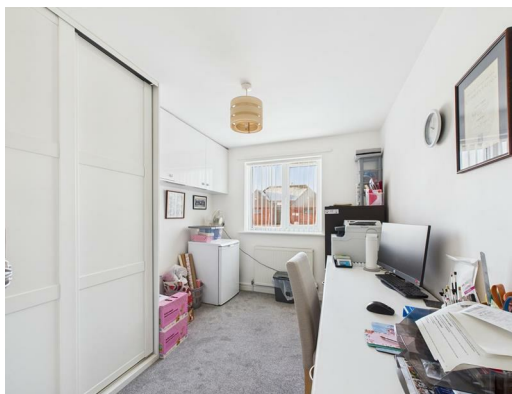
Local Authority - East Lindsey District Council,  
The Hub,  
Mareham Road,  
Horncastle,  
Lincolnshire,  
LN9 6PH  
Tel. No. 01507 601 111  
Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

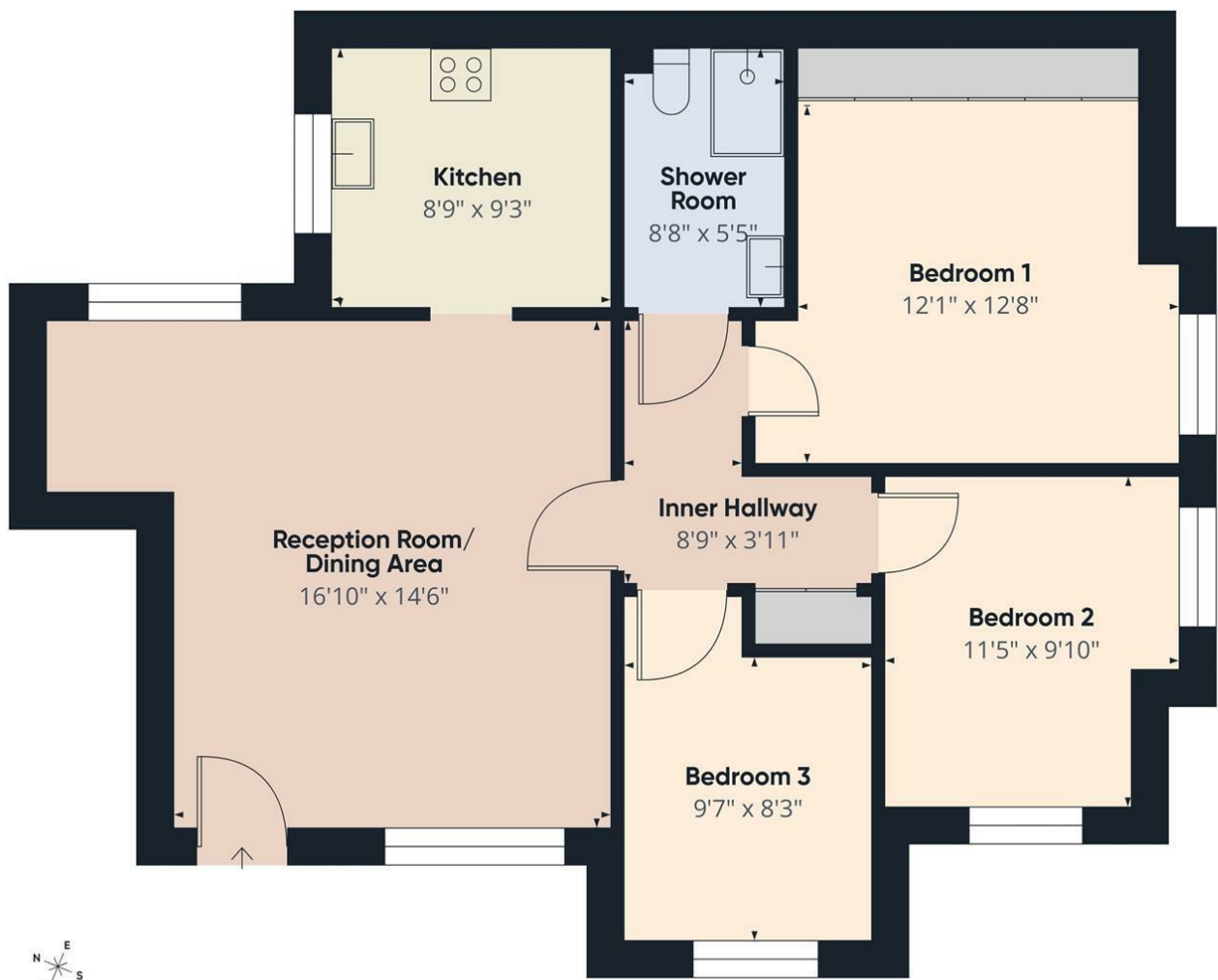
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A.

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.









Approximate total area<sup>(1)</sup>  
830 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.

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# Directions

From our Mablethorpe office head North to the traffic lights then turn left onto the High Street then take your second left onto Seacroft Road. 70a can be found on your left hand side just before the Ford garage.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
		Potential			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		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

