CHOICE PROPERTIES

Estate Agents

33 Queens Park Close, Mablethorpe, LN12 2AS

Reduced To £159,950



It is a pleasure for Choice Properties to offer for sale this well presented three bedroom, second floor apartment with stunning views over Mablethorpe's golden sandy beaches and the popular Queens Park Lake. This recently refurbished apartment benefits from a new bathroom, new double glazing and recently installed combination boiler. Further benefitting from an allocated parking space, this sought after development is also convenient for the local amenities. Early viewing is 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
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Benefiting from a mains gas central heating system and uPVC double glazing throughout, the generously proportioned accommodation comprises:-

Hallway
Entrance door. Two storage cupboards. Doors to:

Reception Room
12'1" x 14'5"
Light and airy reception room with uPVC sliding doors opening out to:

Balcony
4'3" x 7'4"
Overlooking the beach.

Kitchen
13'5" x 6'9"
Fitted with a range of wall and base units with work surfaces over, stainless steel sink unit and drainer with mixer tap, cooker point with extractor hood over, under counter space for appliances, plumbing for washing machine/dishwasher. Part tiled walls. Wall mounted 'Ideal' combination boiler. With lake views.

Bedroom 1
10'2" x 9'8"
Spacious double bedroom. With lake views.

Bedroom 2
10'2" x 6'5"
With lake views.

Bedroom 3
6'5" x 10'2"
With lake views. Storage cupboard.

Bathroom
10'0" x 5'4"
Fitted with three piece suite comprising panelled bath tub with electric shower over, hand wash basin with mixer tap and dual flush wc. Tiled walls.

Parking
Allocated parking space.

Additional Notes
This flat in particular has a deed of variation in the lease, which means it is only one of the remaining flats that are able to be let out, unlike the remainder of the block. The property further benefits from an intercom entry system.

Tenure
Leasehold. The property benefits from the remainder of a 999-year lease; which started in 1988. This apartment in particular benefits from a variation in the lease, allowing the apartment to be let out.

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.

Viewing Arrangements

By appointment through Choice Properties on 01507 4672016.

Opening Hours

Mon-Fri 9am-5pm,
Saturday 9am-3pm.

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 regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. 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.

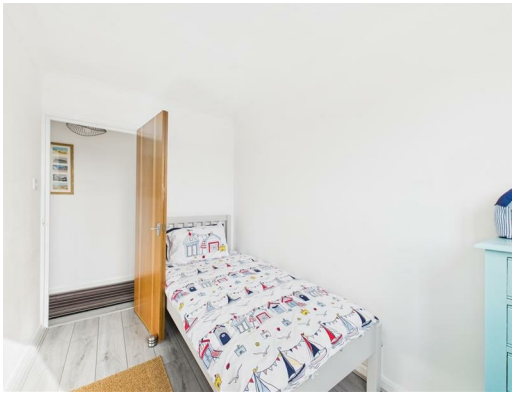
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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(1)

688.13 ft²

Balconies and terraces

31.32 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Directions

From our office head south along Victoria Road in the direction of Sutton on Sea, at the Eagle Hotel follow the road round to the left and the flats can now be seen directly in front of you. Take the next road to the left which is Queens Park Close and then your first right which leads into the development.

