CHOICE PROPERTIES
Estate Agents

# N9 Mablethorpe Chalet Park Links Avenue,

## Reduced To £20,000

Choice Properties are excited to offer for sale this two bedroom detached 'Bermuda' chalet, on the ever popular Mablethorpe Chalet Park. Offering a full 12-months occupancy, the chalet boasts a idyllic and private position on park, has the option of being sold with a sitting tenant, a long 47-year lease remaining and is further offered with no onward chain. Early viewing is most certainly 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 electric heating a uPVC double glazing throughout, the chalet comprises:-

### Reception Room
9'05" x 12'00"
Double opening uPVC 'French' doors from the timber decked veranda into the light and airy reception room with a TV aerial and openings to:

### Kitchen
7'11" x 4'07"
Fitted with a range of wall and base units with worktop over, one bowl resin sink with mixer tap, space for an electric oven, partly tiled walls and openings to:

### Bedroom 1
8'05" x 6'03"
Double bedroom.

### Bedroom 2
5'06" x 6'10"

### Shower Room
6'00" x 3'01"
Fitted with a three piece suite comprising a shower cubicle with electric shower over, hand wash basin with single hot and cold taps and a WC with dual flush button.

### Outside Store
3'01" x 6'07"
With space and plumbing for a washing machine.

### Parking
Ample communal parking available on site.

### Tenure
Leasehold. There are currently 47 years remaining on the lease (remainder of 50 year lease that was added by the current owner). Annual ground rent payable to Tingdene Parks is £4,062.44 and the annual service charge; payable to Tingdene Parks is £564.18.

### 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.

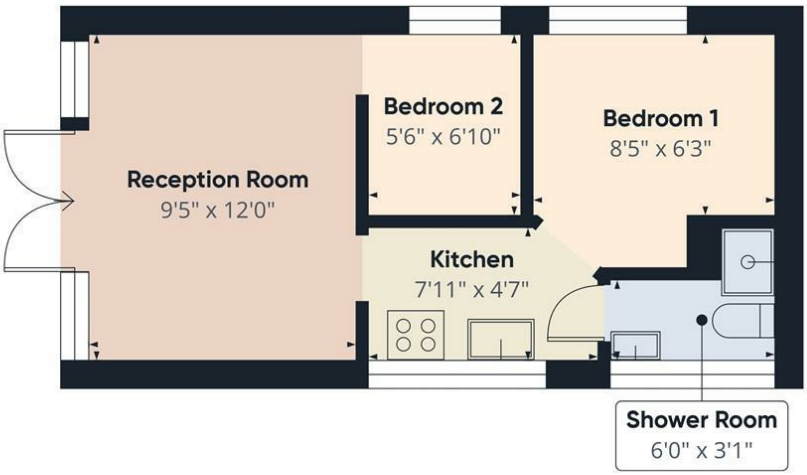
### Making an offer
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence.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

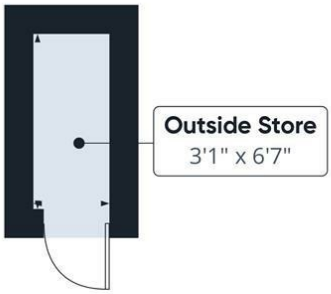
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

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.




**Floor 0** Building 1




**Floor 0** Building 2

**Approximate total area**(1)

299 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 are based on RICS IPMS 3C standard.

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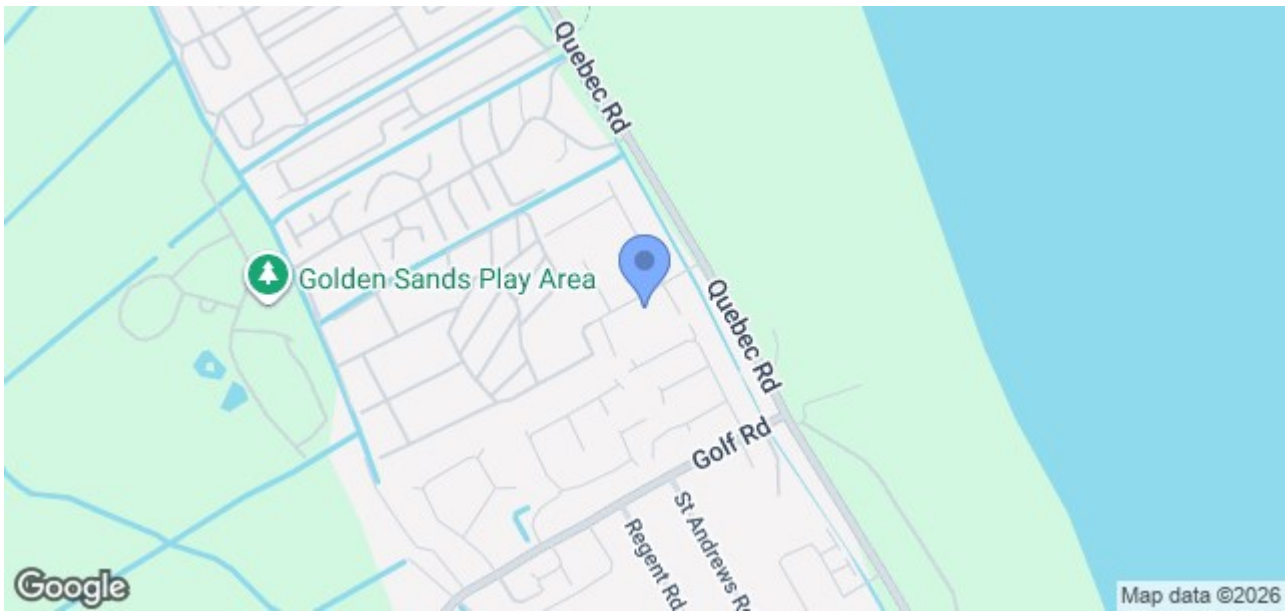
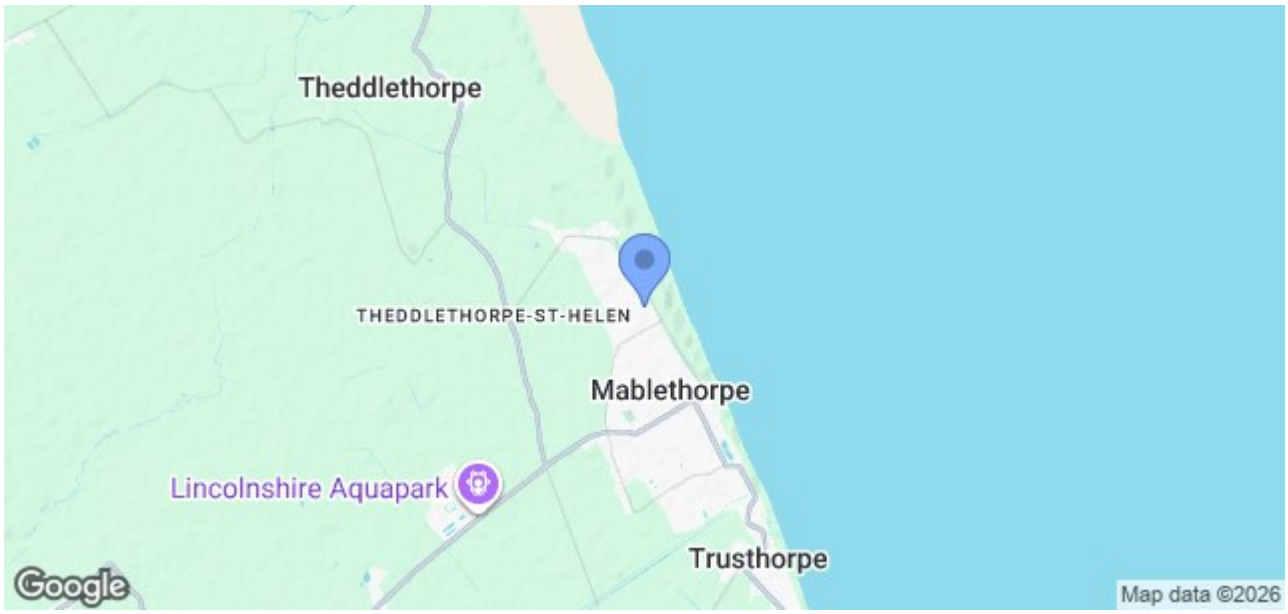
# Directions

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.