CHOICE PROPERTIES

Estate Agents

F4, Mablethorpe Chalet Park Links Avenue,

Reduced To £12,999



Choice Properties are delighted to offer for sale this well presented two bedroom semi-detached 'Atlanta' chalet on the ever popular Mablethorpe Chalet Park. Located just a short walk from the golden sandy beaches and offering on-site amenities and ample parking, early viewing is 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
naea | propertymark PROTECTED

Benefiting from uPVC double glazing throughout, the well maintained chalet comprises:-

Entrance Hall
uPVC entrance door. Wall mounted electric consumer unit and meter.

Kitchen/Living Area
With double opening uPVC patio doors leading to the decked seating area which overlooks the green. Fitted with base units with work surfaces over, stainless steel sink unit and drainer and a cooker point. Part tiled walls.

Bedroom 1
Double bedroom.

Bedroom 2
Double bedroom.

WC
WC. Part tiled walls.

Shower Room
Tiled walls. Wall mounted 'Triton' electric shower.

Communal Parking
Ample communal parking located around the site.

Tenure
Leasehold.
15 year lease from 2015 and £2400 is payable per annum.
The service charge is £537.39 per annum.

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
Viewing by appointment through Choice Properties on 01507 472016.

Opening Hours
Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

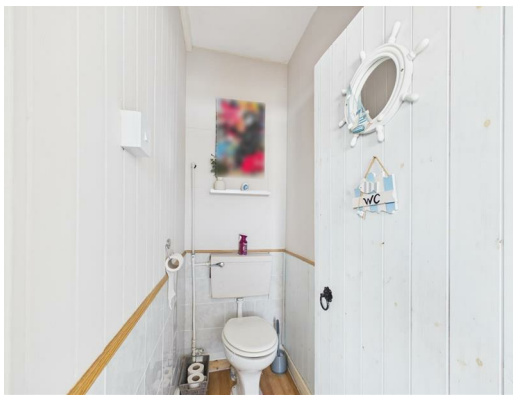
Making An Offer
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you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

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.







WC










Approximate total area(1)

276 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

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.

