CHOICE PROPERTIES
Estate Agents

19 Queens Park Flats Queens Park Close,

Reduced To £139,950

Choice Properties are delighted to bring to the market this stunning two bedroom top floor apartment, located in the most sought after position, overlooking beautiful views of Mablethorpe's award winning beaches. The flat is immaculately presented throughout and comes with a parking space allocated directly outside the block. Early viewing is highly advised! No upper chain.

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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The abundantly light and beautifully maintained accommodation comprises:-

Entry
2'10" x 4'11"
Front door leading into the entrance hall, featuring the wall mounted consumer unit and a door to:

Hallway
2'10" x 16'9"
Fitted with the wall mounted telecom system, wall mounted thermostat, built in storage cupboard.

Kitchen
13'5" x 6'9"
Fitted with a range of wall and base units with complimentary worksurfaces over, one bowl stainless steels sink unit with drainer, cooker point, space for fridge/freezer, plumbing for a washing machine, cupboard housing the wall mounted combination boiler, partly tiled walls.

Reception room
21'1" x 14'5"
Abundantly light reception room, TV Aerial point, sliding patio doors leading out onto the:-

Balcony
4'4" x 6'8"
Stunning views overlooking the award winning beaches.

Bedroom 1
10'2" x 7'8"
Spacious double bedroom with fitted wardrobes.

Bedroom 2
10'01" x 6'06"
Double bedroom.

Bathroom
10'3" x 5'4"
Fitted with a modern three piece suite comprising panelled bath with shower over, w.c. with was hand basin with stainless steel mixer tap incorporated above, tiled walls, fitted vanity unit, space for a tumble dryer, built in storage space.

Outside
There is an allocated parking space directly outside the communal entrance block.

Tenure
Leasehold.
Remainder of a 999-year lease which started in 1988.
Management fee approx. £64.00 per month.
Please note that these flats can no longer 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.

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.

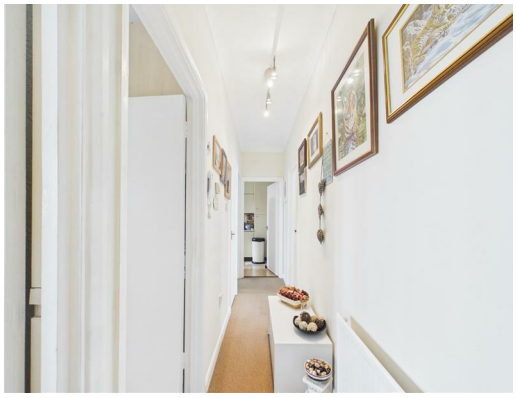
Viewing arrangements

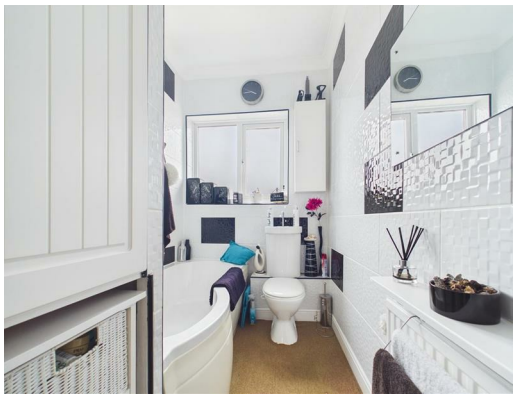
By appointment through Choice Properties on 01507 472016.

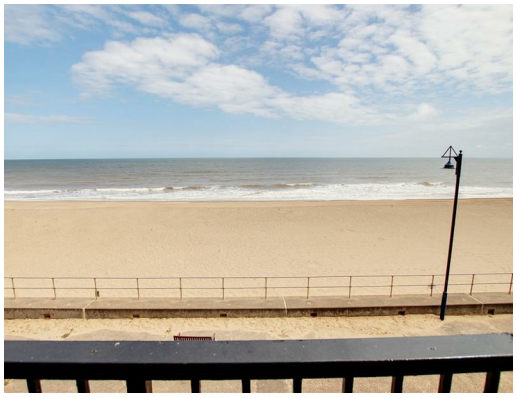
Opening hours

Monday to Friday 9.00 a.m to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

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)

544.78 ft²

Balconies and terraces

29.28 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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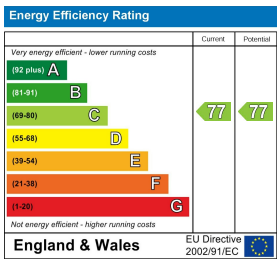
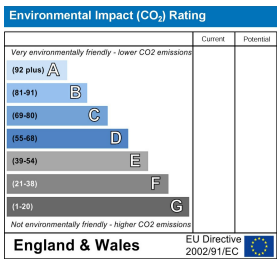
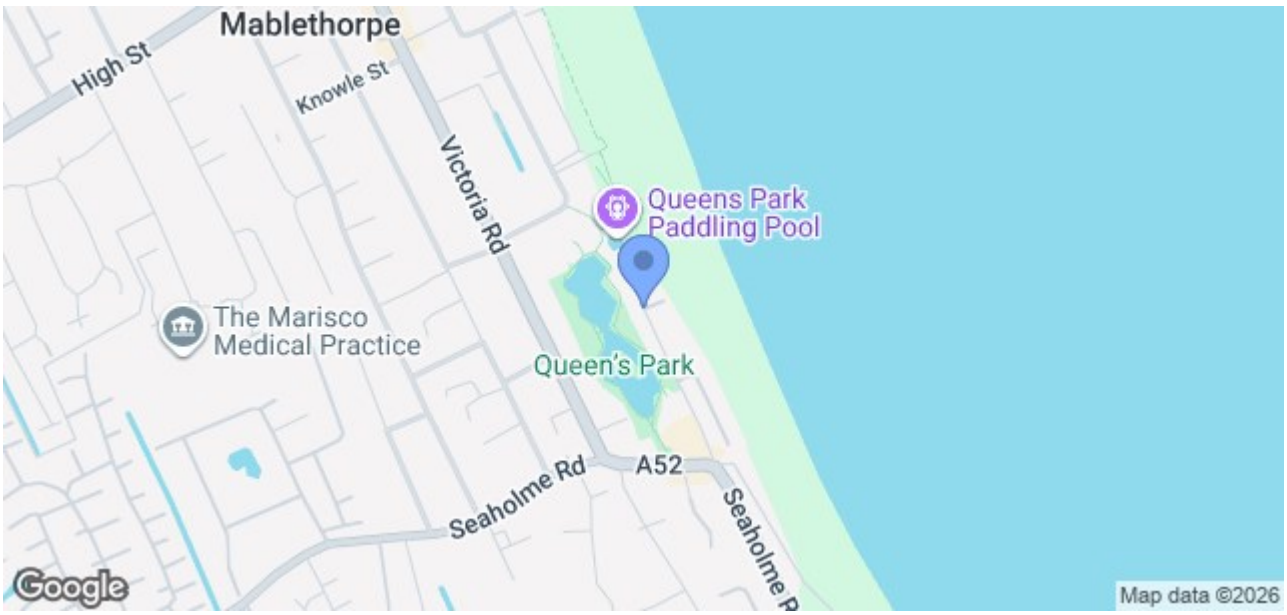
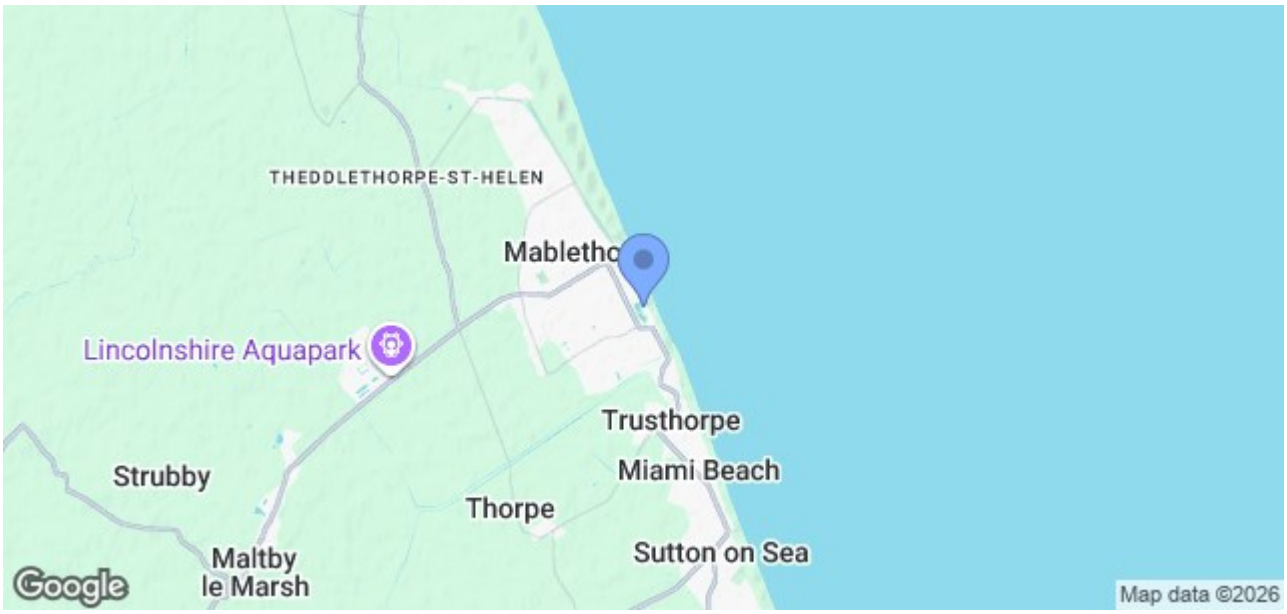
Directions

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.