



# CHOICE PROPERTIES

*Estate Agents*

Portland Flats Parry Road,  
Mablethorpe, LN12 2BB

Price £575,000



Choice Properties are delighted to bring to the market this exciting investment opportunity, ideally located just moments away from the local amenities and golden sandy beaches of Mablethorpe. This well maintained building comprises six one-bedroom flats and one two-bedroom flat which have all been finished to a high standard throughout, as well as ample off road parking. Early viewing is certainly advised! Further details and internal photos to follow.

With each flat benefitting from gas central heating and uPVC double glazing, this excellent investment opportunity comprises:

#### **Flat 1**

A spacious one bedroom ground floor flat.

#### **Flat 2**

Spacious one bedroom flat set over two floors.

#### **Flat 3**

Spacious two bedroom flat set over two floors.

#### **Flat 4**

Spacious one bedroom ground floor flat. Shared communal entrance hall with flats 5, 6 and 7.

#### **Flat 5**

Spacious one bedroom ground floor flat. Shared communal entrance hall with flats 4, 6 and 7.

#### **Flat 6**

Spacious one bedroom first floor flat. Shared communal entrance hall with flats 4, 5 and 7.

#### **Flat 7**

Spacious one bedroom first floor flat. Shared communal entrance hall with flats 4, 5 and 6.

#### **Tenure**

Freehold

#### **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 each flat is currently in Council Tax Band A

#### **Viewing Arrangements**

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.





# Directions

From our Mablethorpe office head south along Victoria Road passing Knowle Street on your right hand side. The next right hand turning will be Parry Road and the flats can be found on your right.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

