CHOICE PROPERTIES

Estate Agents

4 Barton Court Seaholme Road, Mablethorpe, LN12 2AP

Reduced To £124,000

Choice Properties are delighted to offer for sale this spacious two bedroom first floor apartment, occupying an ideal position just moments from the local amenities and a stones throw away from the golden sandy beaches of Mablethorpe. Further benefitting from an allocated parking space, early viewing is advised!

This light and bright internal accommodation comprises:

Communal Entrance Hall
Communal entrance door and hall giving access to the two first floor flats.

Hallway
10'3" x 2'11"
uPVC entrance door. Doors to:

Reception Room
11'11" x 13'5"
Light and airy reception room. TV aerial point.

Kitchen
8'1" x 8'6"
Fitted with wall and base units with work surfaces over, stainless steel sink unit and drainer with mixer tap, plumbing for a washing machine, cooker point with extractor over, wall mounted 'Worcester' boiler.

Bedroom 1
9'2" x 10'1"
Spacious double bedroom.

Bedroom 2
8'1" x 8'5"
Double bedroom.

Bathroom
6'1" x 5'5"
Fitted with three piece suite comprising panelled bath tub with taps and electric shower over, dual flush wc and hand wash basin. Part tiled walls.

Parking
Allocated parking space.

Tenure
Leasehold.

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.

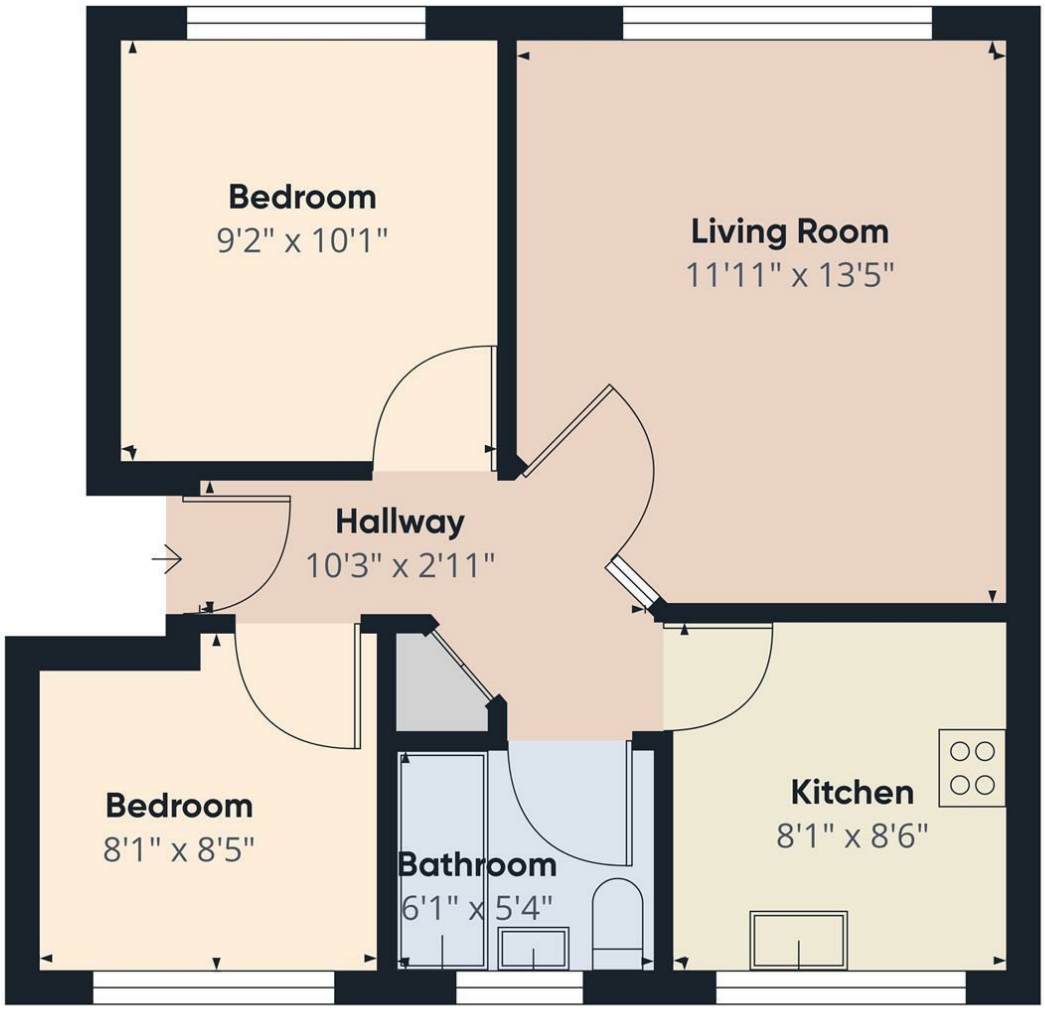
Viewing Arrangements
By appointment through Choice Properties on 01507 472016.

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 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.



Approximate total area(1)

469.74 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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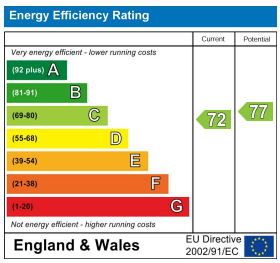
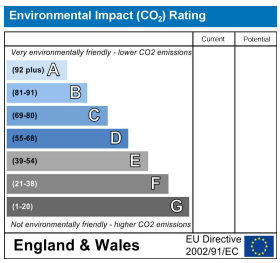
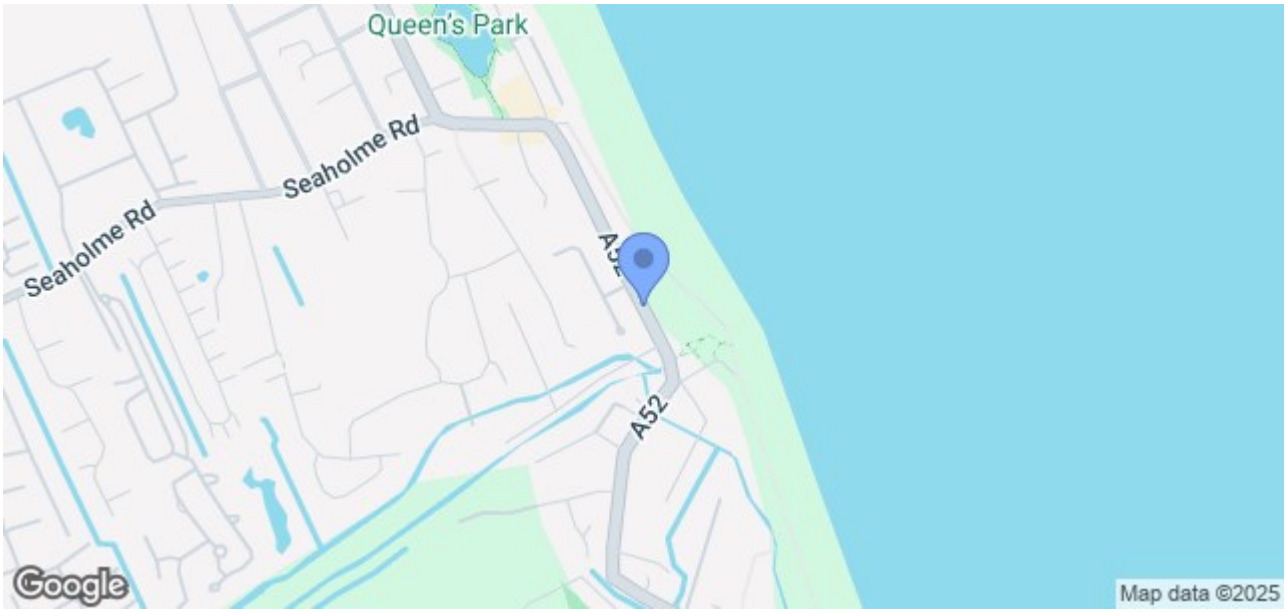
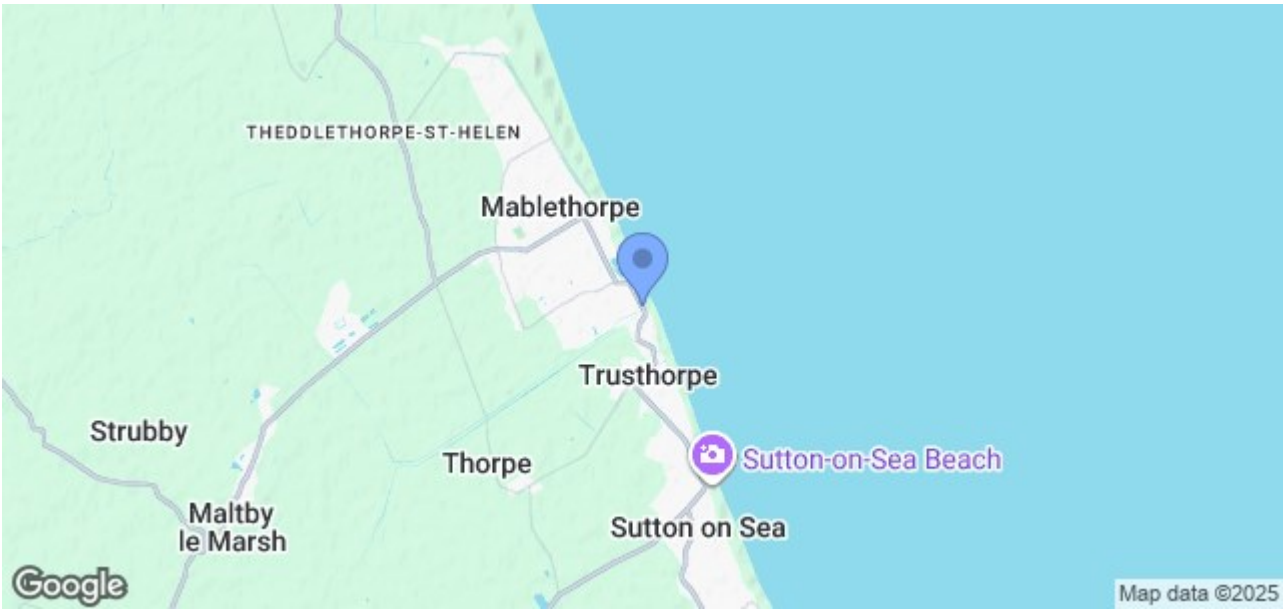
Directions

From our Mablethorpe office head south along Victoria Road in the direction of Sutton on Sea, at the Eagle Hotel follow the bend round to the left and Barton Court can be found a short distance along on your right hand side before the next bend.