CHOICE PROPERTIES

Estate Agents

28 Queens Park Flats Queens Park Close,

Reduced To £139,950

Choice Properties are delighted to bring to the market this superb and stylish two bedroom first floor flat with garage, overlooking the most stunning views of Mablethorpe's award winning beaches. This immaculately presented property further benefits from a newly fitted modern kitchen and is being offered with no onward chain. Early viewing is highly advised.

The abundantly light and beautifully presented accommodation comprises:-

Entrance Hall
2'11" x 5'0"
Front door leading into the entrance hall, featuring the wall mounted consumer unit and a door to:

Hallway
2'11" x 16'11"
Fitted with the wall mounted telecom system, wall mounted thermostat, a storage cupboard (measuring 2'02" x 2'04") and doors leading to:

Kitchen
13'6" x 6'8"
New stylish and modern kitchen fitted with wall and base units and worktop over, one bowl stainless steel sink with drainer and mixer tap, four ring induction hob with stainless steel extractor hood over, integrated electric oven, plumbing for a washing machine and a cupboard housing the wall mounted 'Ideal' combination boiler, which is approximately 9 years old; supplying both the central heating and hot water systems.

Reception Room
13'6" x 16'0"
Light and airy reception room benefiting from captivating sea view as well as sliding patio doors leading out on to the balcony and fitted with a TV aerial and telephone point.

Balcony
4'1" x 7'2"

Bedroom 1
10'2" x 9'10"
Double bedroom.

Bedroom 2
10'2" x 6'6"
Fitted with a built in wardrobe with mirrored sliding doors.

Bathroom
10'2" x 5'3"
Fitted with a three piece suite comprising a panelled bath tub with single hot and cold taps and electric 'Bristan Smile' over, pedestal hand wash basin with single hot and cold taps and WC with dual flush button, tiled walls.

Tenure
Leasehold. The property benefits from the remainder of a 999-year lease; which started in 1988.

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

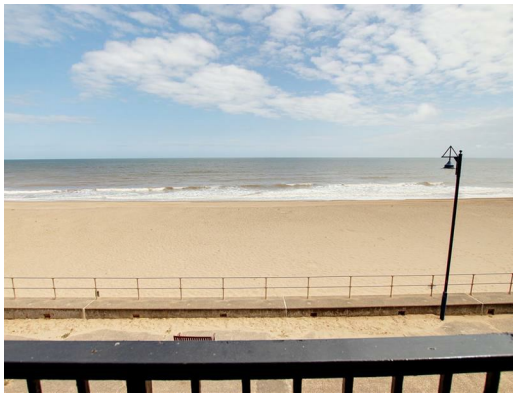
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling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

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

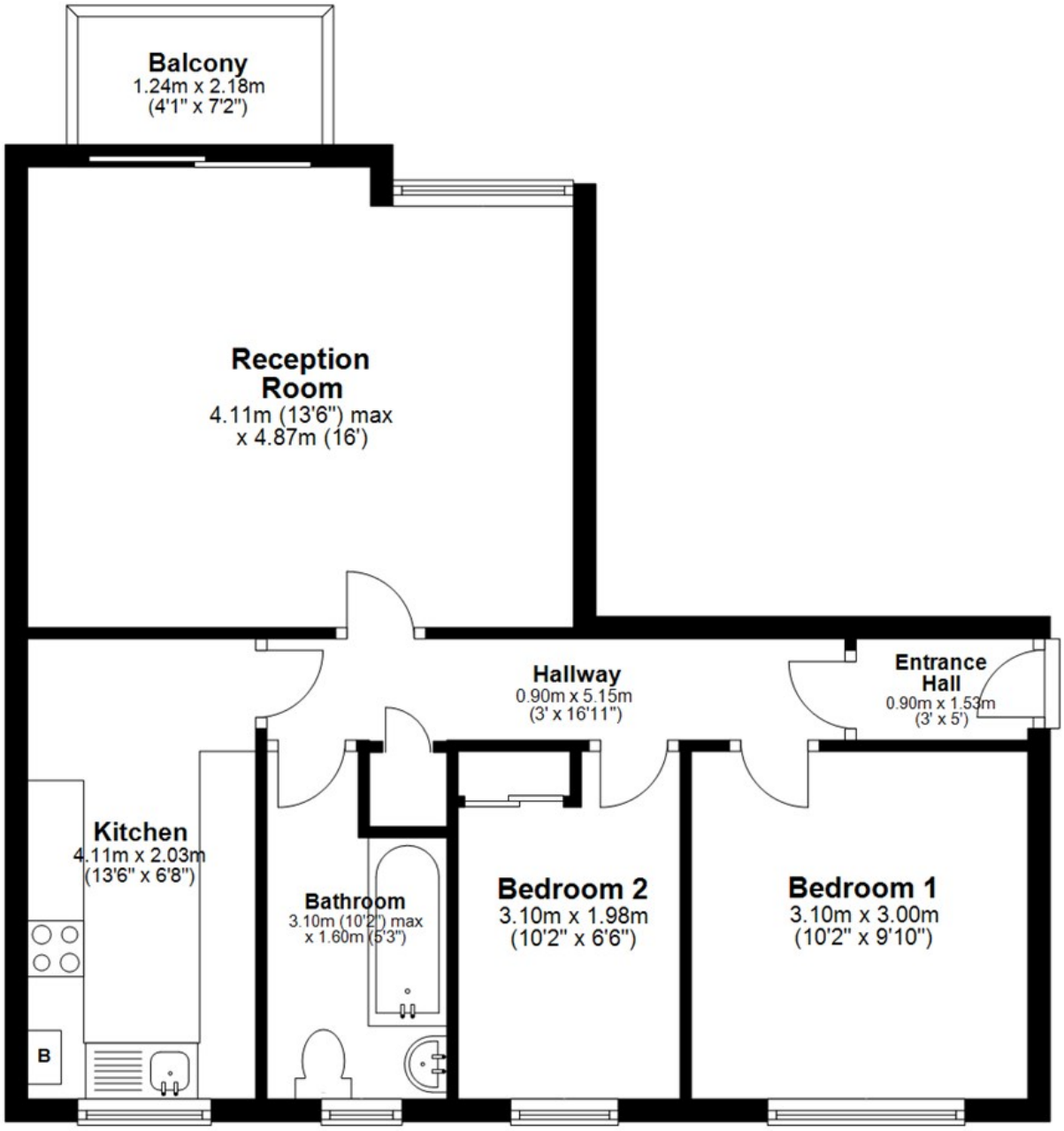
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A.

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.

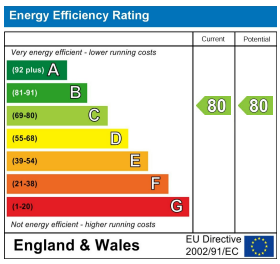
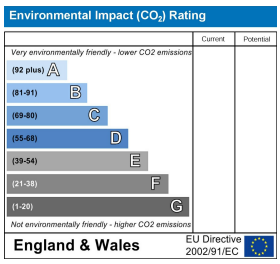
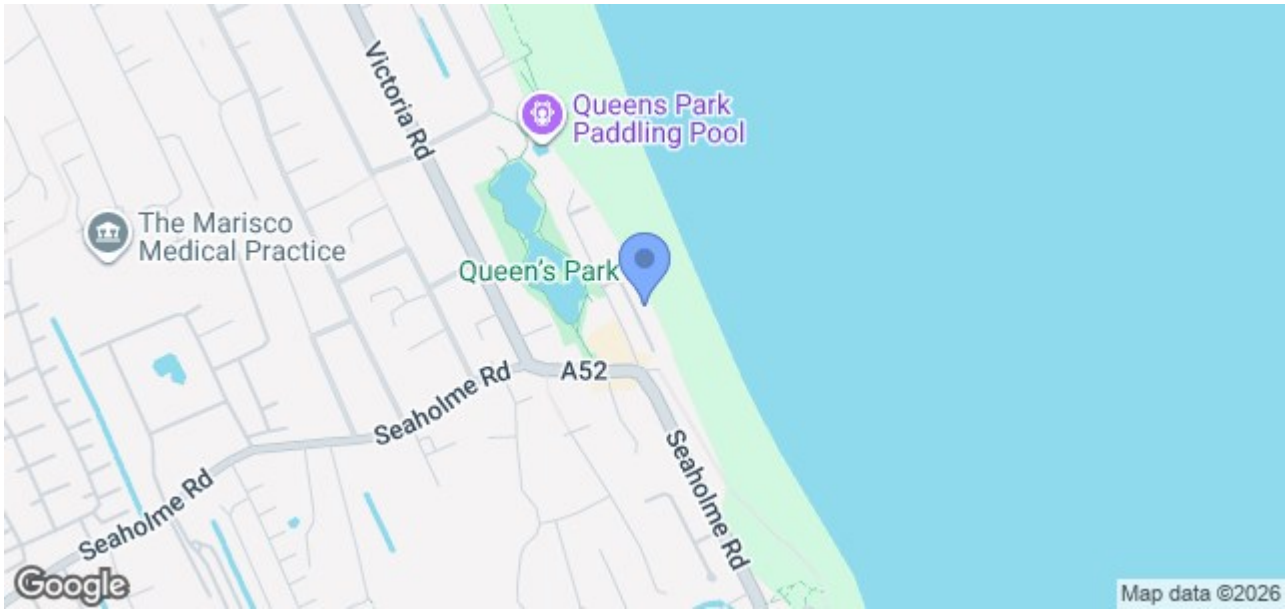
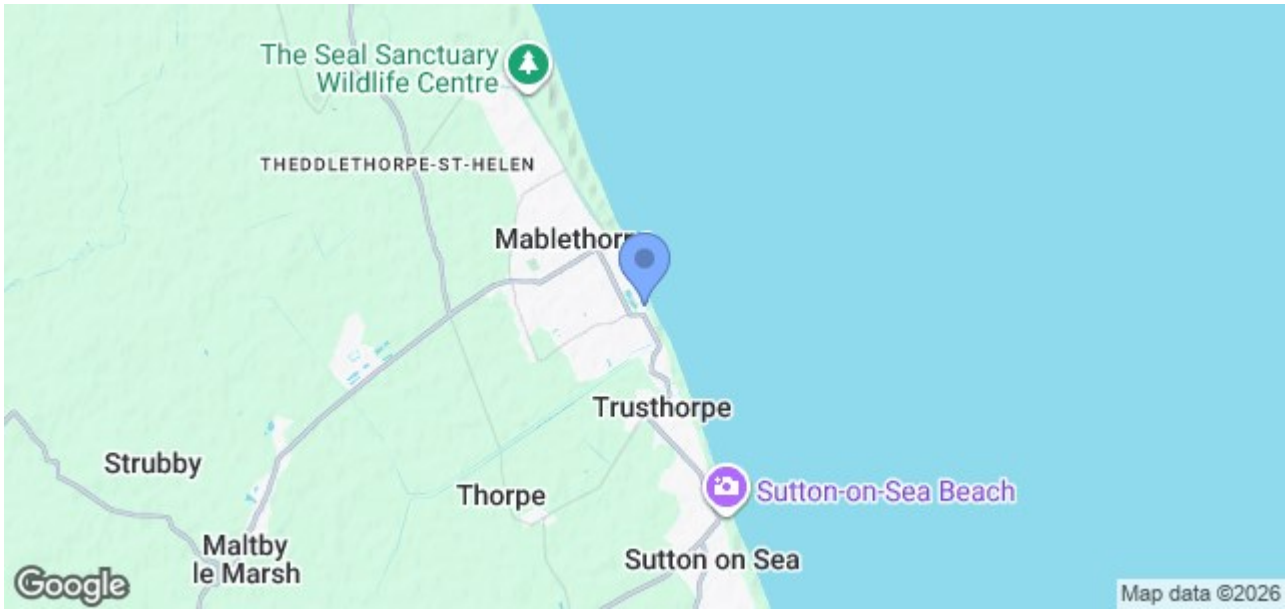


Ground Floor

Approx. 56.5 sq. metres (607.6 sq. feet)



Total area: approx. 56.5 sq. metres (607.6 sq. feet)

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.