



CHOICE PROPERTIES

Estate Agents

N12, Mablethorpe Chalet Park Links
Avenue,

Mablethorpe, LN12 1QN

Price £60,000



Choice Properties are pleased to offer for sale this two bedroom detached 'California' chalet, on 'Mablethorpe Chalet Park'. Boasting a full 12-month residential occupancy, the chalet has undergone a number of renovations, over the years, including the installation of a new tiled roof, as well as extra insulation. The chalet occupies a sought after end row position on the park, which features on-site amenities, ample communal parking and is only a short walk from both the local amenities and golden sandy beaches of Mablethorpe. Early viewing is advised with the property being further offered with no onward chain.

Benefiting from uPVC double glazing throughout, the generously proportioned chalet comprises:-

Open Plan Kitchen/Living/Dining Area

17'05" x 13'00"

Kitchen Area:

Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, space for a freestanding cooker, space for an under counter fridge, partly tiled walls and a side uPVC door.

Living Area:

With double opening 'French' doors to front aspect leading out onto the timber decked seating veranda, ample space for a dining table and fitted with a TV aerial.

Lobby

2'04" x 2'06"

With doors to:

Bedroom 1

9'01" x 9'09"

Double bedroom with a cupboard housing the wall mounted consumer unit.

Bedroom 2

7'10" x 6'10"

Featuring bunk beds which will be included with the sale.

Shower Room

5'00" x 5'07"

Fitted with a three piece suite comprising a corner shower enclosure with electric 'Mira Jump' shower over, hand wash basin with mixer tap and WC with dual flush button, partly tiled walls and an extractor fan.

Communal Parking

Ample communal parking located around the site.

Tenure

Leasehold. There are approximately 7 and a half years remaining on the current lease. Ground rent and service charge are payable to Tingdene Holiday Parks are the figures are currently £4,215.21 per annum for the ground rent and £612.24 for the service charge.

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.

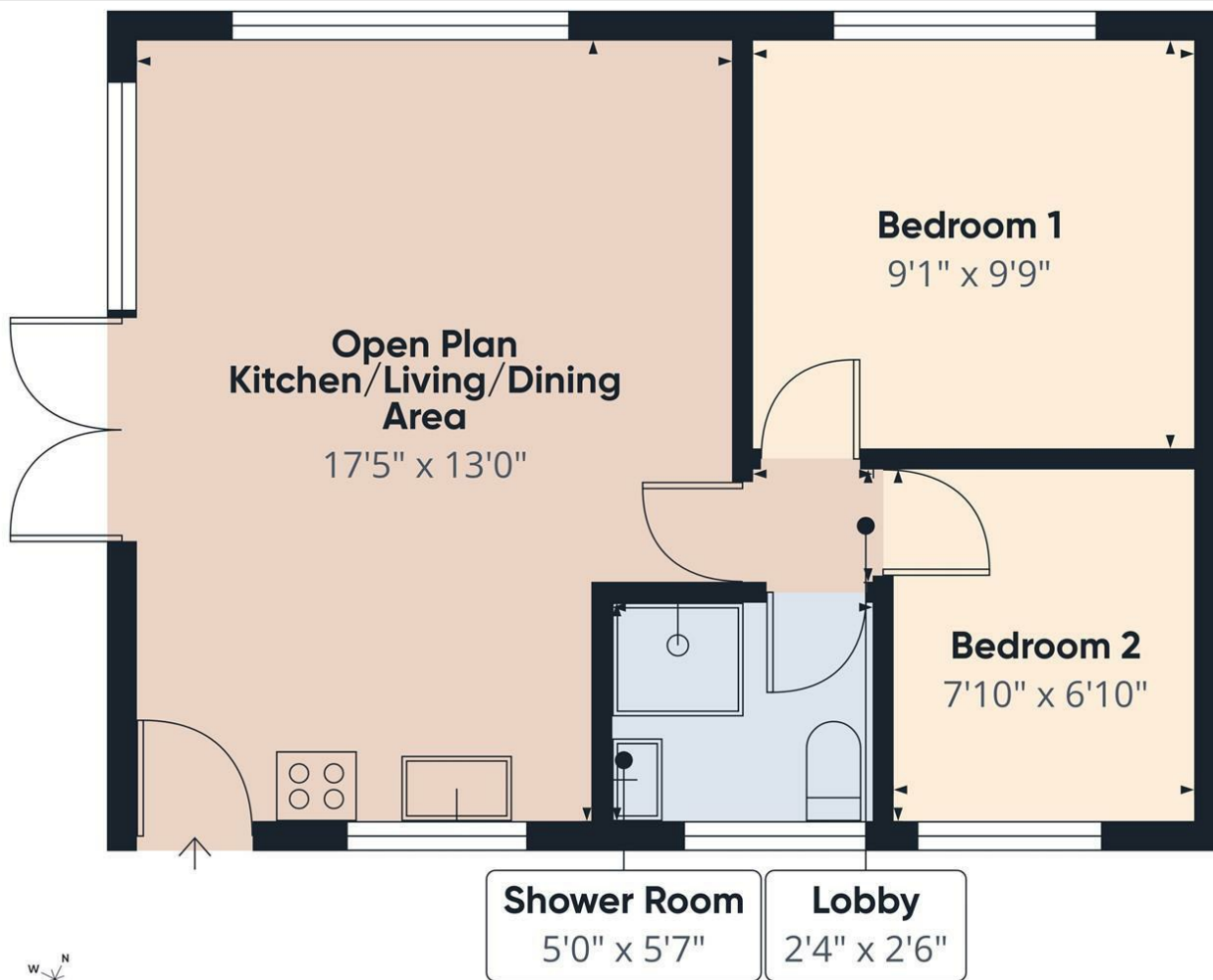
Council tax band

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.





Approximate total area⁽¹⁾
393 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.

