



CHOICE PROPERTIES

Estate Agents

12 The Laurels George Street,
Mablethorpe, LN12 2BP

Price £90,000



Choice Properties present for sale this generously proportioned two bedroom first floor apartment, situated in a convenient central position, within close proximity to both the beaches and amenities of Mablethorpe. Boasting a spacious interior accommodation, allocated parking and communal gardens, early viewing is advised.

Benefiting from a mains gas central heating system, the spacious accommodation comprises:-

Entry

2'10" x 1'08"

Front uPVC door leading in, with a stairway leading to the:

Hallway

2'07" x 12'01"

Fitted with a built in double storage cupboard, loft access and doors to:

Kitchen

9'08" x 7'00"

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 a freestanding fridge/freezer, space and plumbing for a washing machine, laminate flooring and the kitchen also houses the wall mounted 'Worcester' combination boiler supplying both the central heating and hot water systems.

Reception Room

11'08" x 15'06"

Benefiting from a bow window to front aspect and fitted with a TV aerial.

Bedroom 1

9'10" x 13'11"

Spacious double bedroom.

Bedroom 2

8'03" x 9'10"

Double bedroom with a built in single storage cupboard.

Bathroom

6'06" x 6'03"

Fitted with a three piece suite comprising a panelled bath tub with single hot and cold taps, pedestal hand wash basin with single hot and cold taps and WC with cistern lever, partly tiled walls.

Parking

There is allocated off road parking for one vehicle.

Communal Gardens

Communal lawned gardens to the rear. Timber storage shed.

Tenure

Leasehold. There is the remainder of a 999-year lease on the property, which started in 1983. Ground rent and service charge are paid as a combined figure and is currently approx. £425.00 per annum.

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

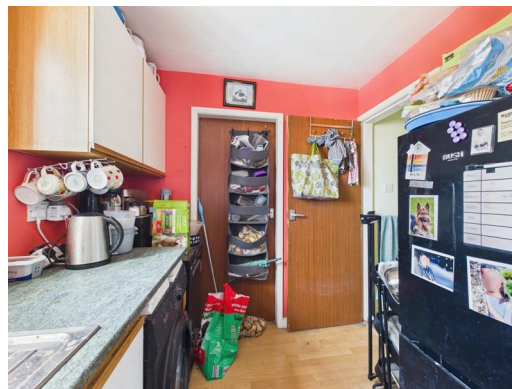
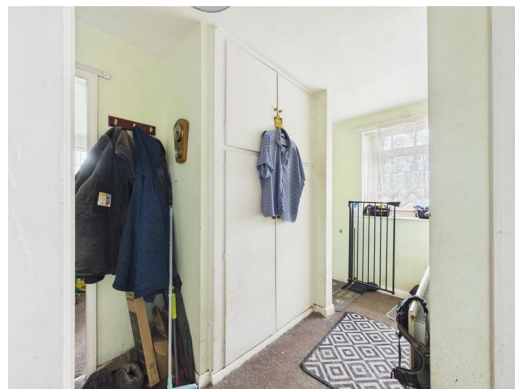
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH

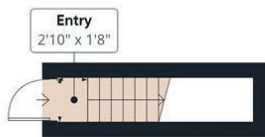
Tel. No. 01507 601 111

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.





Floor 0



Floor 1



Approximate total area⁽¹⁾
638 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.

GIRAFFE360

Directions

From our Mablethorpe office head North along Victoria Road, at the traffic lights turn left onto High Street and then your first left onto George Street. The Laurels can be found towards the bottom end of this road on your right-hand side. Number 12 can be found round the back of the block.

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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

