CHOICE PROPERTIES

Estate Agents

# 15 Maple Court, Stanley Avenue, Mablethorpe, LN12 1DR

Price £99,950

Choice Properties are delighted to bring to the market this two bedroom apartment located on the top floor of a popular development benefitting from an allocated parking space and lift. This fantastic property is only a moments walk from local shops and Mablethorpe's award winning beach. Early viewing is highly advised!



The Property Ombudsman
naea | propertymark PROTECTED

The well laid out accommodation comprises:-

**Hallway**
9'6" x 9'9"
Intercom system, telephone point, built in storage cupboard - housing the hot water cylinder and wall mounted fuse box.

**Reception room**
14'4" x 13'4"
Box window to front aspect, light and airy reception room, TV Aerial point, telephone point, double opening doors leading to:-

**Kitchen**
7'5" x 9'1"
Fitted with a range of wall and base units with worktops over, one and a half bowl stainless steel sink unit with drainer and mixer taps, integral cooker, four ring electric hob with stainless steel extractor hood over, space for fridge/freezer, plumbing for a washing machine, inset spot lights to the ceiling, partly tiled.

**Bedroom 1**
11'4" x 9'10"
Spacious double bedroom.

**Bedroom 2**
6'9" x 13'1"
Spacious bedroom with built in storage.

**Shower room**
6'9" x 5'6"
Fitted with a three piece suite comprising corner shower with electric shower over, pedestal wash hand basin with mixer taps, close coupled wc, chrome heated towel rail, partly tiled walls.

**Outside**
Allocated parking space.

**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.

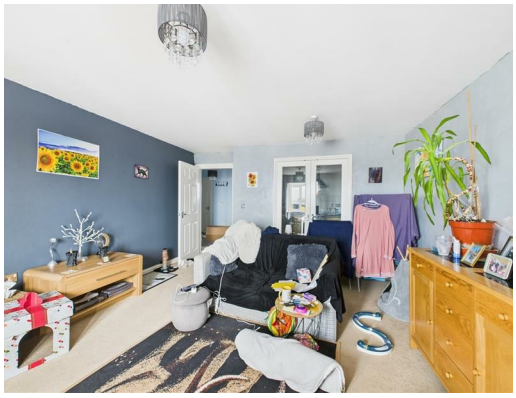
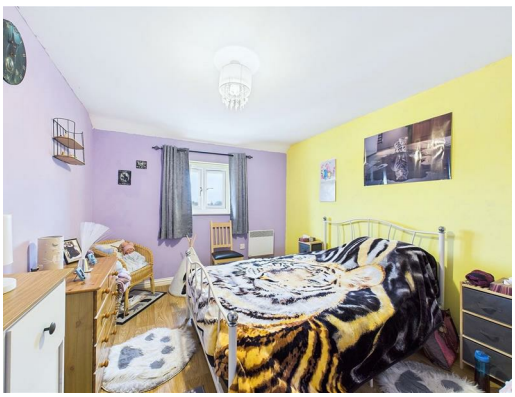
**Viewing Arrangements**
By appointment through Choice Properties Mablethorpe on 01507 472016.

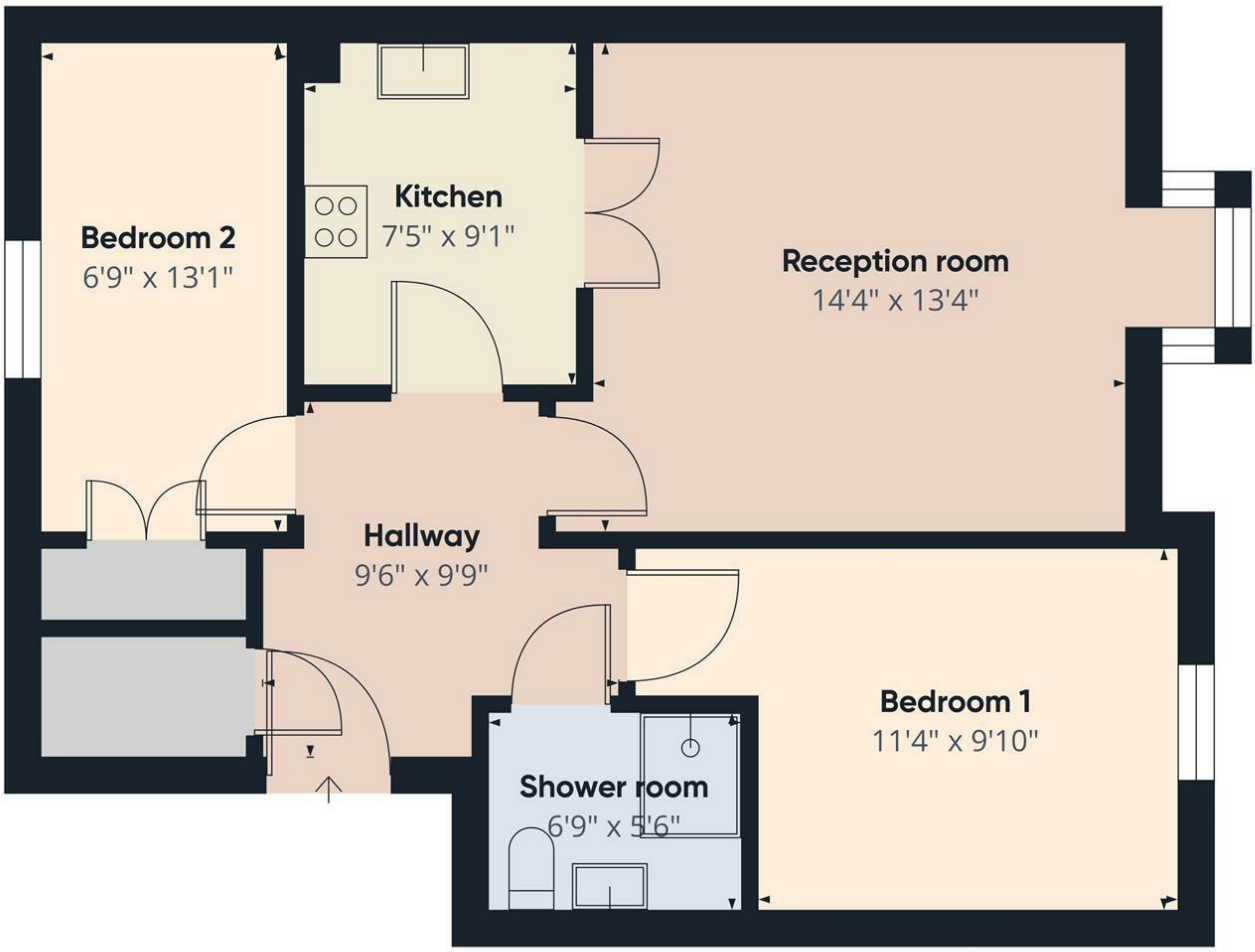
**Opening Hours**
Monday to Friday 9.00 a.m. to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

**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)

627.55 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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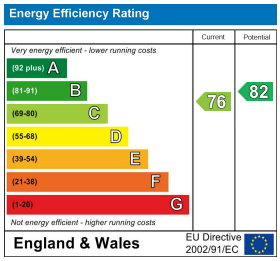
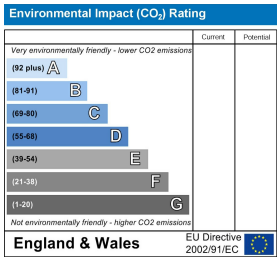
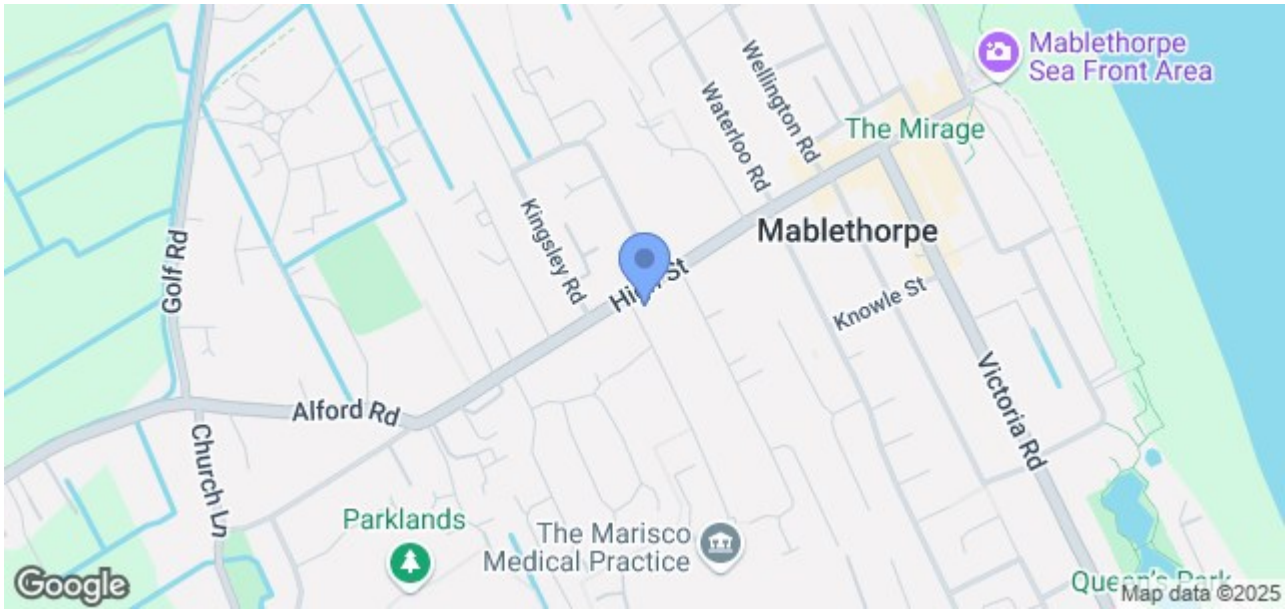
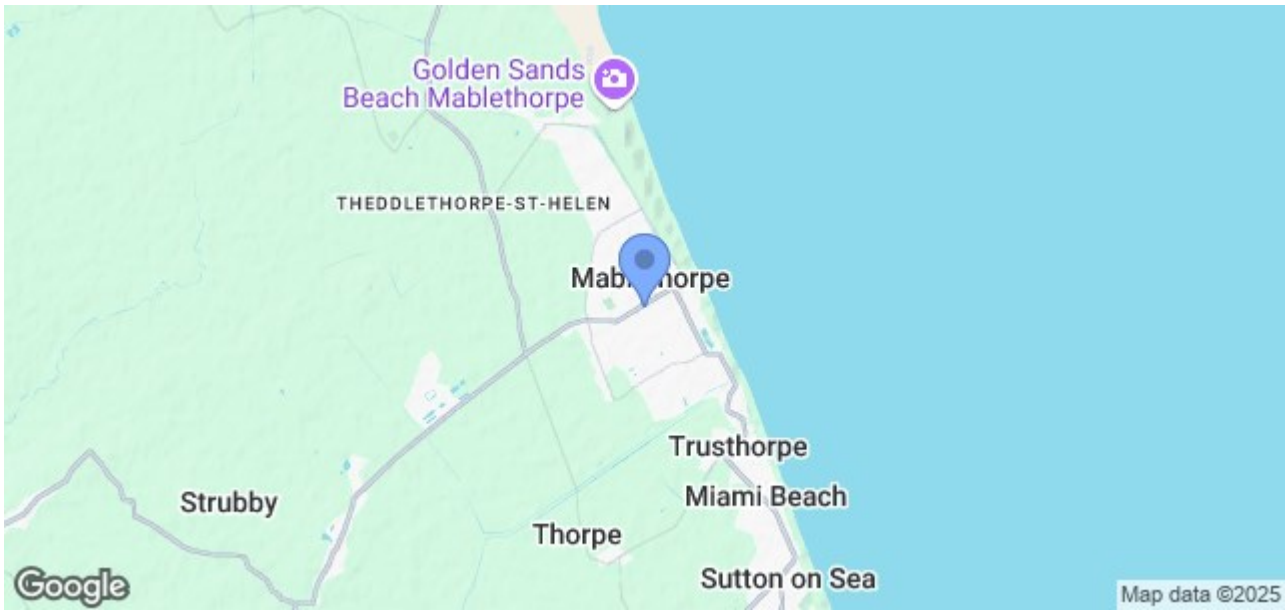
# Directions

From our Mablethorpe office head north along Victoria Road, at the traffic lights turn left onto the High Street and Maple court can be found on your left hand side just before the Lidl supermarket.