CHOICE PROPERTIES

Estate Agents

Flats 1 & 2 Regent House, 12 South Market Place,

Price £130,000

Choice Properties are excited to bring to the market 'Regent House' nestled in the heart of Alford. This property presents an exceptional opportunity for those seeking a promising business venture. Comprising of two well-appointed two-bedroom self contained flats making it an ideal investment for both seasoned landlords and first-time investors alike.

The flats are conveniently located within the bustling market town, providing easy access to a variety of local amenities, shops, and services. Early viewing is advised!

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

Flat 1

Entrance Hall
3'10" x 7'11"
Front door leading to the entrance hall with doors to;

Reception Room
14'2" x 21'5"
Spacious reception room with double aspect windows and a feature fire at the centre of the room.
TV Ariel point

Kitchen
8'6" x 13'10"
Bright and airy room fitted with a hot and cold mixer tap,integrated oven and hob, extractor fan and plumbing for a washing machine.

Bathroom
4'8" x 8'9"
WC with dual flush button, panelled bath with mains fed shower with hot and cold mixer tap.Basin sink with mixer taps.

Bedroom 1
11'4" x 14'3"
Double room with feature fireplace.

Bedroom 2
9'6" x 14'4"
Double room with fitted cupboard and separate access door.

Court Yard
A manageable and private courtyard consisting of slabs and shingle.

Flat 2

Entrance Hall
3'4" x 2'11"
Stairs leading to the first floor of the property.

Bathroom
5'4" x 8'9"
bright room fitted with a panelled bath, mains fed shower with separate hot and cold taps.
dual flush WC and basin with mixer tap. Fitted Storage cupboard.

Reception Room
13'7" x 8'10"
Large reception room fitted with feature shelving. TV ariel point

Kitchen
8'11" x 9'9"
Integrated oven, with electric hob and extractor fan, housing the boiler, sink with separate hot and cold taps and plumbing for a washing machine.

Bedroom 1
14'10"12'1"
Large double bedroom, TV Ariel point

Bedroom 2
14'9" x 0'0"
Double bedroom.

Alford
Alford is a charming and historic market town nestled in the Lincolnshire Wolds, an Area of Outstanding Natural Beauty. Rich in heritage and community spirit, the town offers a range of independent shops, cafés, schools, and everyday amenities, including the highly regarded Queen Elizabeth's Grammar School, while retaining its traditional market town character. Alford is also well positioned for easy access to the Lincolnshire coast, including the popular seaside resorts of Sutton-on-Sea and Mablethorpe, making it an ideal location for those seeking a balance of countryside living and coastal convenience.

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

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.

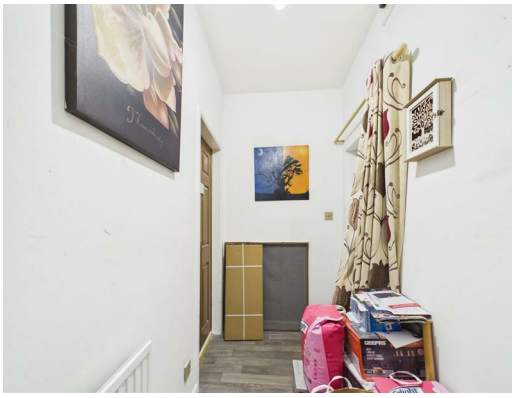
Opening Hours
Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

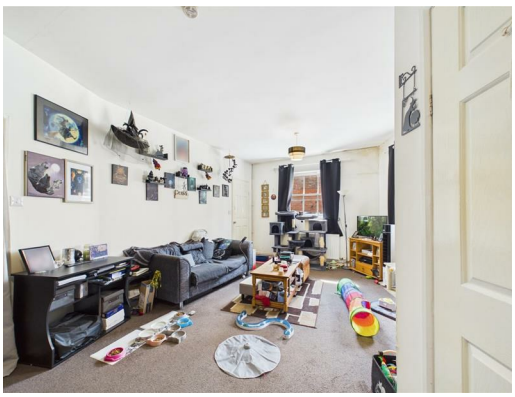
Tenure
Freehold.

Viewing Arrangements
Please call our Alford office on 01507 462277 to arrange a viewing.

Rental Income
Flat 1 receives a rental income of £4,800 p.a
Flat 2 receives a rental income of £5,820 p.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)

1376 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 Alford office, turn right and flat 1 & 2 of Regent House can be found on your right hand side.