



# CHOICE PROPERTIES

*Estate Agents*

Flat 3 Quebec Road,  
Mablethorpe, LN12 1LT

Reduced To £89,950



It is a pleasure for Choice Properties to bring to the market this spacious and well presented three bedroom first floor apartment conveniently positioned just a stones throw away from Mablethorpe's beautiful beach. The property is being advertised with no upper chain. Internal viewing is highly recommended.

Offering generously proportioned rooms throughout, the abundantly light and bright accommodation comprises:-

### **Communal entrance**

UPVC door from the street provides access to the communal entrance hall for flats 3 and 4, stairs leading from the entrance lobby to the first floor landing.

### **Entrance Hall**

17'9" x 7'7"

Spacious hallway with newly fitted carpet, built in storage cupboard.

### **Reception Room**

15'1" x 12'0"

Spacious reception room with French patio doors opening out onto the Juliet balcony, overlooking views towards the Sea front and sand dunes, TV Aerial point, telephone point, newly fitted carpets.

### **Kitchen**

9'9" x 7'9"

Fitted with a range of wall and base units with worktops over, one bowl stainless steel sink unit with drainer and single taps, integral electric cooker with four ring electric hob and extractor hood over, space for fridge/freezer, partly tiled walls, plumbing for a washing machine.

### **Bedroom 1**

6'7" x 12'0"

Spacious double bedroom, uPVC door opening onto the Juliet balcony, overlooking views of the sea and sand dunes, TV Aerial point, telephone point.

### **Bedroom 2**

11'8" x 8'5"

Double bedroom.

### **Bedroom 3**

8'6" x 10'3"

### **Bathroom**

5'9" x 4'8"

Fitted with a white three piece suite comprising panelled bath with mixer taps and shower attachment over, pedestal wash hand basin with single taps, close coupled wc, partly tiled walls, extractor fan.

### **Location**

The apartment is situated just a stones throw from Mablethorpe's award winning blue flag beach and is conveniently positioned within walking distance from the town and local amenities, the cinema is moments away from the property and bus routes are close by.

### **Tenure**

Leasehold with approximately 86 years remaining on the lease. We believe the ground rent and buildings insurance to total approximately £350.00 per annum.

### **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 regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence together with a current utility bill. 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.

### **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.

### **Council tax band**

Local Authority - East Lindsey District Council,

Tedder Hall,

Manby Park,

Louth,

LN11 8UP

Tel. No. 01507 601 111

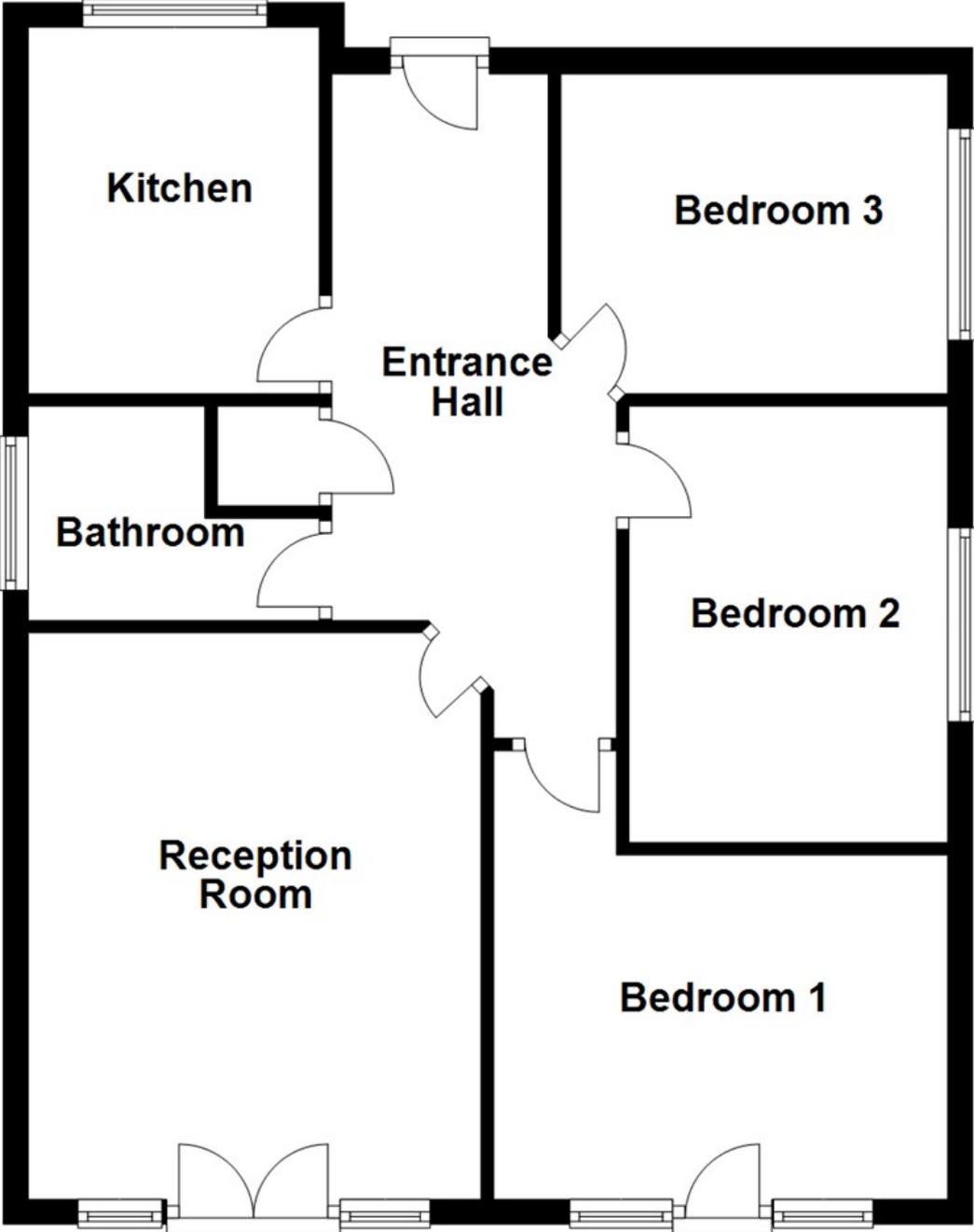
Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A. Amount payable for 2022/2023 is £1,278.40

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**



# Directions

From our Mablethorpe office head North to the traffic lights then turn right onto the High Street and head towards the pullover. At this junction turn left onto Quebec Road, Continue down this road. Flat 3 can be found on the left hand side at the junction next to the cinema.

