



CHOICE PROPERTIES

Estate Agents

56 Queens Park Flats Queens Park
Close,

Price £175,000



Choice Properties are delighted to offer for sale this two bedroom second floor apartment with stunning sea views and a garage. This beautifully presented property is located adjacent to the beach, on this sought after development, which is also convenient for the town centre and local amenities.

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

Lobby

3'6" x 3'9"

Door to:

Hallway

Light and airy hallway, Intercom system, thermostat controls, programme controls, telephone point.

Reception Room

12'1" x 14'9"

Spacious reception room, TV Aerial point, sliding patio doors leading onto:-

Balcony

4'3" x 7'3"

Overlooking the most stunning views of the sea and promenade.

Kitchen

8'11" x 9'8"

Fitted with a range of wall and base units with worktops over, one bowl stainless steel sink unit with drainer and mixer taps, space for fridge/freezer, plumbing for a washing machine, wall mounted Worcester combination boiler, views of the sea.

Bedroom 1

12'1" x 9'9"

Stunning sea views, spacious double bedroom.

Bedroom 2

10'0" x 7'9"

Stunning sea views, double bedroom.

Bathroom

6'1" x 6'10"

Fitted with a three piece suite comprising panelled bath with mains shower over, pedestal wash hand basin with single taps, partly tiled walls.

Garage

With up and over door.

Tenure

Leasehold.

Management fee approx. £64.00 per month.

Please note that these flats can no longer be let out.

Council tax

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 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.

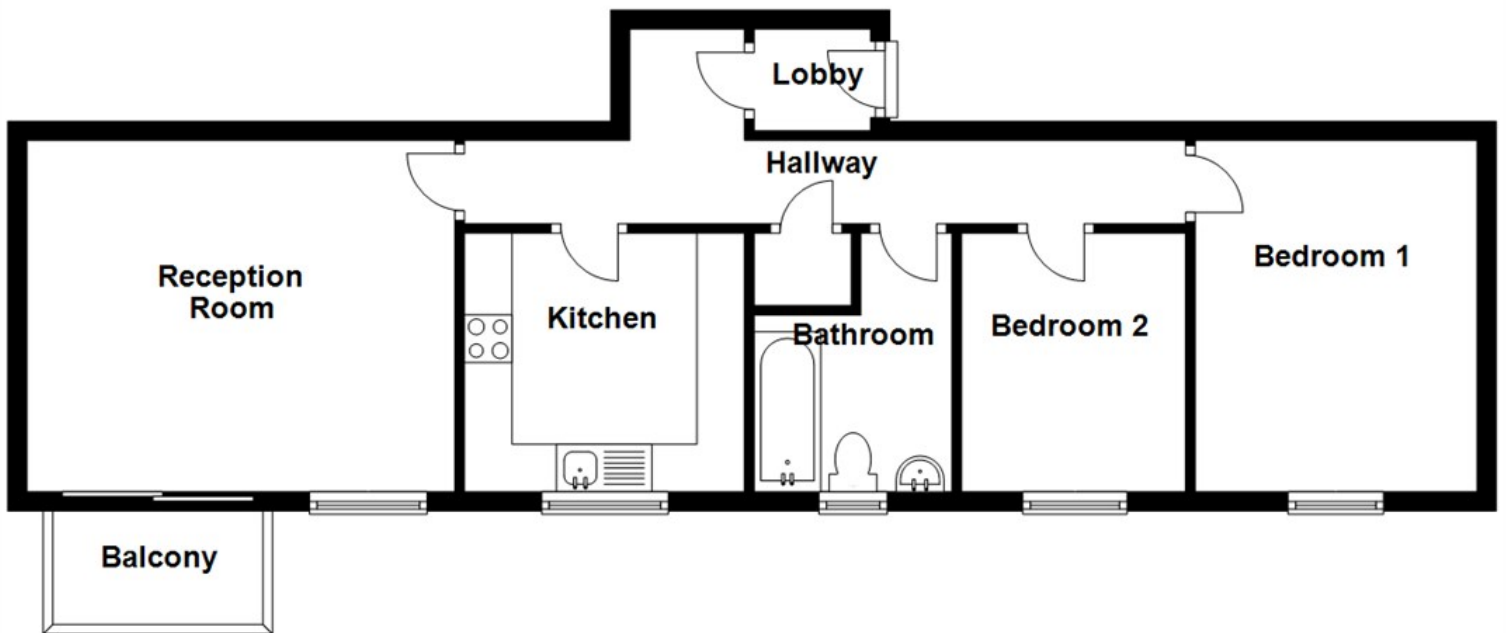
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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.





Ground Floor



Directions

From our Mablethorpe office head south along Victoria Road in the direction of Sutton on Sea, at the Eagle Hotel follow the road round to the left and the flats can now be seen directly in front of you. Take the next road to the left which is Queens Park Close and then your first right which leads into the development.

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	

