



CHOICE PROPERTIES

Estate Agents

11 The Laurels George Street,
Mablethorpe, LN12 2BP

Reduced To £92,000



Choice Properties are delighted to present this spacious two bedroom first floor flat, ideally located just moments away from the local amenities and golden sandy beaches of Mablethorpe. The property also benefits from an allocated parking space and communal garden to the rear.

Offering generously proportioned rooms throughout and gas central heating, the accommodation comprises:-

Entrance

uPVC front entrance door leading to the staircase.

Hallway

4'7" x 13'1"

Doors to:

Reception Room

12'10" x 14'5"

Light and airy reception room. Wall mounted electric fireplace. TV aerial point.

Kitchen

8'10" x 7'5"

Wall and base units with work surfaces over, plumbing for a washing machine, stainless steel sink unit and drainer with mixer tap over, cupboard housing the gas combination boiler, integral oven and four ring gas hob with extractor over. Part tiled walls. Spot lighting.

Bedroom 1

11'6" x 11'3"

Spacious double bedroom. Storage cupboard.

Bedroom 2

10'2" x 11'0"

Double bedroom.

Bathroom

5'3" x 10'3"

Fitted with three piece suit comprising panelled bath tub with taps and electric shower over, hand wash basin and dual flush wc both set into vanity unit. Tiled walls and flooring. Storage cupboard.

Communal Garden

Communal garden laid to lawn to the rear of the property.

Parking

Allocated parking space to the rear of the property.

Tenure

Leasehold.

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.

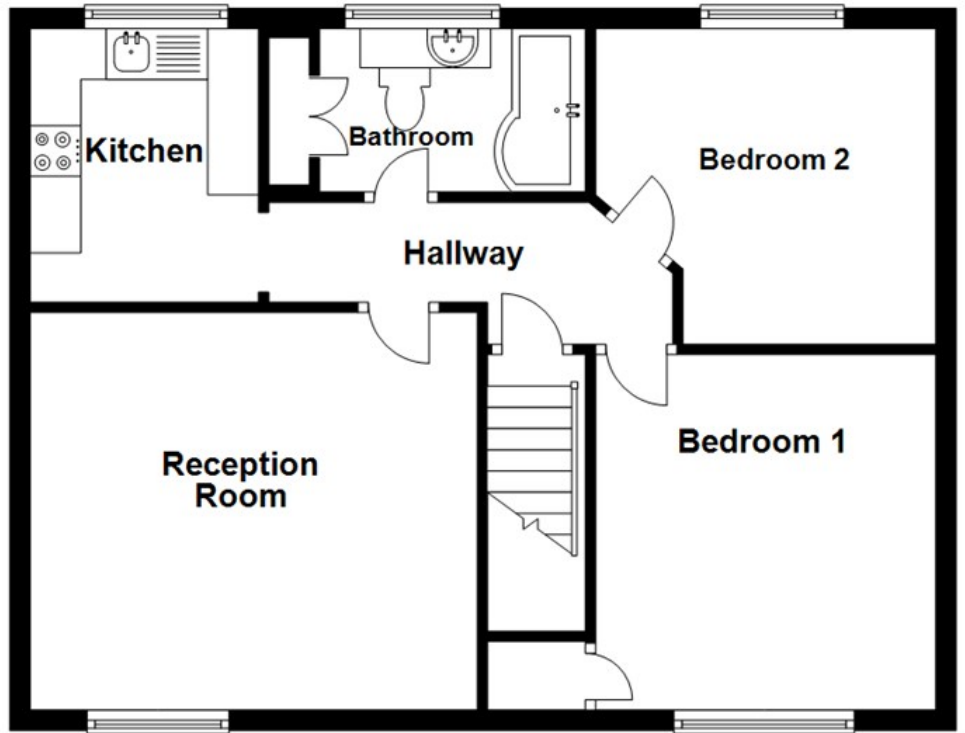
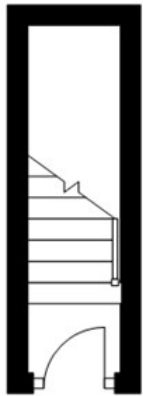
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

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.



First Floor Flat

Entrance



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. Number 11 The Laurels can be found towards the bottom end of this road on your right-hand side.

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		73	78
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			

