



# CHOICE PROPERTIES

*Estate Agents*

8 Maple Court, Stanley Avenue,  
Mablethorpe, LN12 1DR

Reduced To £87,500



It is a pleasure for Choice Properties to bring to the market this stylish one bedroom apartment with an allocated parking space. This fantastic property is located only moments from the town centre and beach; in a sought after block of apartments, with easy accessibility featuring a lift to the first floor. Early viewing is highly recommended, as the property is vacant and offered with no onward chain; being sold with vacant possession for a quick sale.

The spacious and abundantly light and bright accommodation benefits from wall mounted 'Dimplex' electric heating throughout and comprises:

### **Hallway**

7'05" x 3'06" leading to 3'03" x 7'10"

Front door leading into the hallway with laminate flooring, the wall mounted intercom system, wall mounted thermostat and a large airing cupboard (measuring 3'08" x 3'11") housing the immersion heater.

### **Kitchen**

7'04" x 9'01"

Fitted with a range of wall and base units with worktop over, one and a half bowl stainless steel sink with drainer and mixer tap, four ring electric hob with stainless steel hood over, electric oven, space for an undercounter fridge/freezer, plumbing for a washing machine, laminate flooring and inset spot lighting.

### **Reception Room**

15'03" x 13'00"

Light and airy reception room with a bay window to front aspect, ample space for a dining table, TV aerial and double opening doors to the kitchen.

### **Bedroom**

16'08" x 9'10"

Spacious double bedroom.

### **Bathroom**

7'05" x 5'06"

Fitted with a three piece suite comprising a panelled bath tub with mixer tap and electric 'Topaz' shower over, pedestal hand wash basin with mixer tap and WC with dual flush button, part tiling to the walls, heated towel rail and inset spot lighting.

### **Parking**

Allocated parking space.

### **Tenure**

Leasehold.

### **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 regulations 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.

### **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](http://www.e-lindsey.gov.uk)

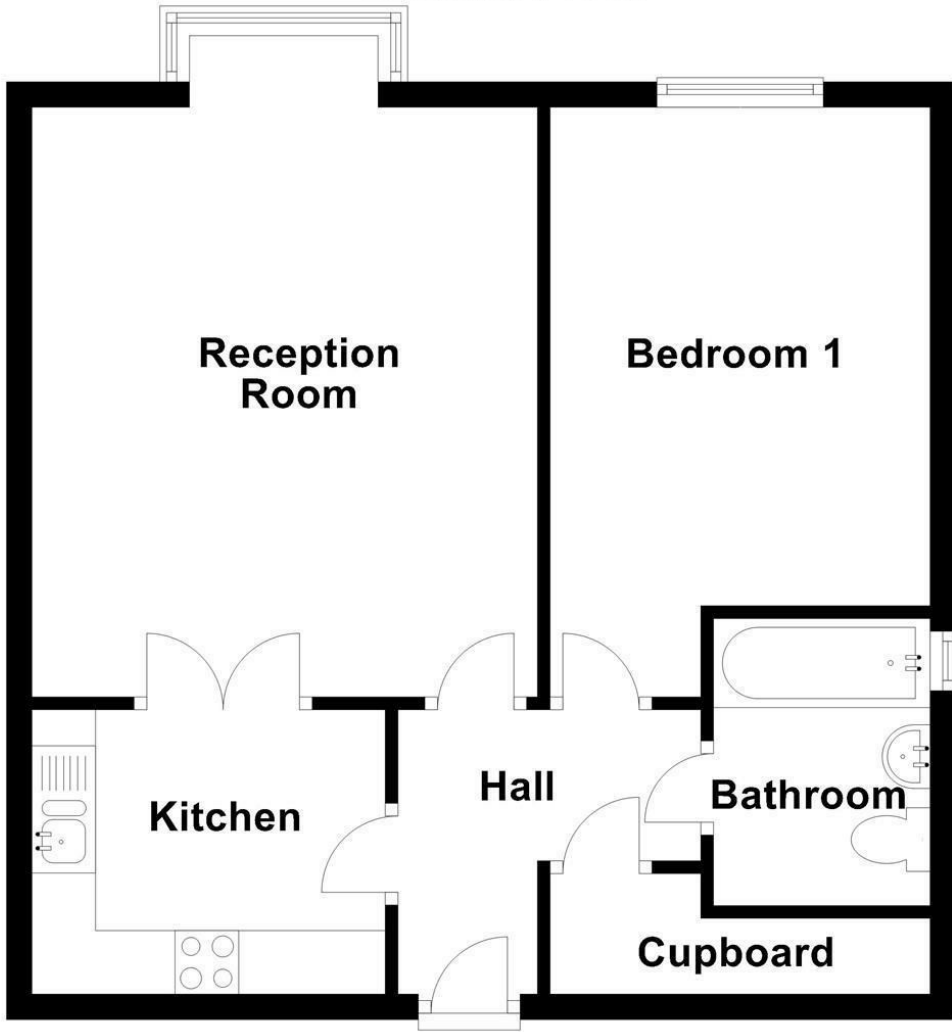
Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A.

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 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.

