



CHOICE PROPERTIES

Estate Agents

1 Tudor Court Seaholme Road,
Mablethorpe, LN12 2PA

Price £89,950



Choice Properties offer for sale this purpose built two bedroom ground floor flat which is located in an excellent position across the road from the beach and convenient for the town centre.

The property benefits from having Gas central heating, UPVC triple glazing to the front and UPVC double glazing to the rear. Internally the immaculate well presented accommodation consists of:

Hallway

Kitchen

Fitted with wall and base units with work surface over. One bowl stainless steel sink with stainless steel mixer tap and drainer. Four ring gas hob with extractor hood over.

Reception Room

Bow window. Radiator. Centre lighting. T.V. aerial point.

Bedroom 1

Radiator.

Bedroom 2

Radiator.

Bathroom

With three piece white bathroom suite which consists of panelled bath with electric shower over, pedestal wash hand basin and w.c. with push button flush. Radiator. Airing cupboard housing the gas combination boiler which supplies the central heating and hot water. Spot lighting.

Garden

To the rear of the property is a small concrete yard area.

Parking space

Directly in front of the property is a parking allocation for one vehicle.

Tenure

Leasehold

99 Year Lease (Approx 49 remaining).

£220.00 ground rent/service charge; paid annually.

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

Viewing Arrangements

Viewing by appointment through Choice Properties on 01507 472016

Opening Hours

Monday - Friday: 9.00am - 5.00pm

Saturday: 9.00am - 3.00pm

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

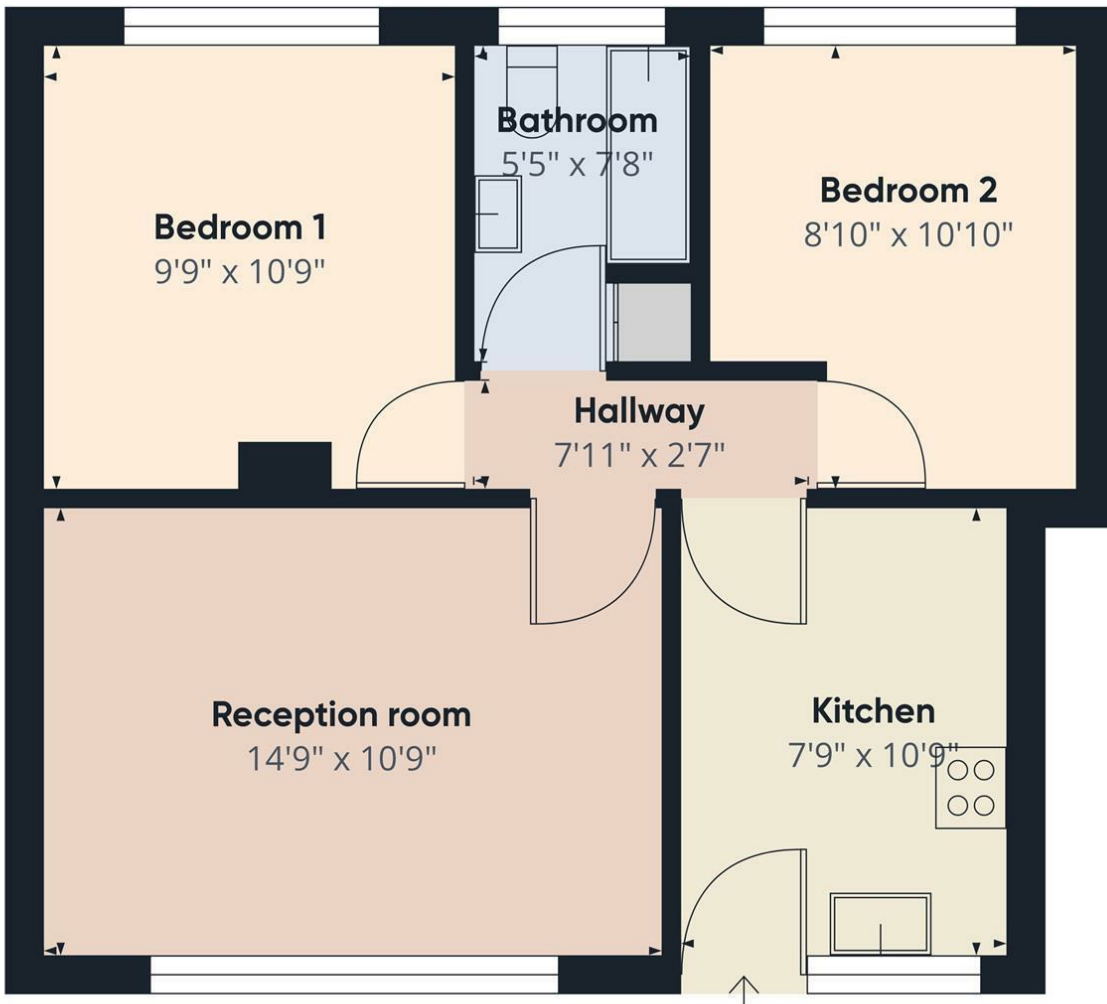
we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

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.







Approximate total area⁽¹⁾
506.67 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Directions

From our Mablethorpe office head South along Victoria Road then at the end of the road follow around the bend onto Seaholme Road. Continue around the next bend and Tudor Court can be found about halfway along the road opposite the beach chalets.

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	

