



# CHOICE PROPERTIES

## *Estate Agents*

31 Queens Park Flats Queens Park  
Close,

Price £147,950



Choice Properties are delighted to bring to the market this beautifully presented two bedroom apartment located on the second floor of the ever sought after Queens Park Close development. Offering fantastic views from the balcony overlooking the beach, this property is additionally offered with no upper chain.

The well maintained accommodation benefits from a gas mains central heating system; new turn and tilt double glazed uPVC windows throughout and comprises:-

### **Entrance Porch**

2'10" x 4'11"

With the front door leading into the entrance porch and the wall mounted consumer unit. Door to:

### **Hallway**

2'09" x 17'00"

With a built in storage cupboard, the wall mounted thermostat and doors to:

### **Kitchen**

13'04" x 6'10"

With a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, space for a freestanding cooker, space for a freestanding fridge/freezer, space and plumbing for a washing machine, partly tiled walls and the kitchen also houses the wall mounted 'Worcester' combination boiler, supplying both the central heating and hot water systems.

### **Reception Room**

13'08" x 16'02"

Light and airy reception room with a TV aerial, ample space for a dining table, telephone point and sliding patio doors on to the balcony.

### **Balcony**

3'09" x 7'04"

Boasting the beautiful sea views.

### **Bedroom 1**

10'01" x 9'10"

Double bedroom with a picturesque lake view.

### **Bedroom 2**

10'02" x 6'07"

With a telephone point.

### **Shower Room**

10'02" x 5'05"

Fitted with a three piece suite comprising of a large shower cubicle with sliding door and mains fed double shower head over, hand wash basin with mixer tap and WC with dual flush button, heated towel rail.

### **Garage**

8'04" x 17'00"

With an up and over door; providing secure off road parking.

### **Tenure**

Leasehold.

Remainder of a 999-year lease which started in 1988.

Management fee approx. £64.00 per month.

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

### **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 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.

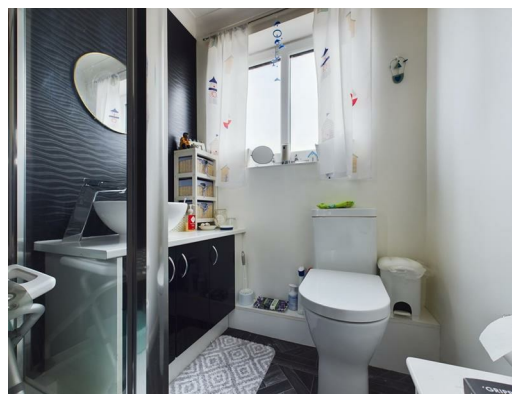
## **Council Tax Band**

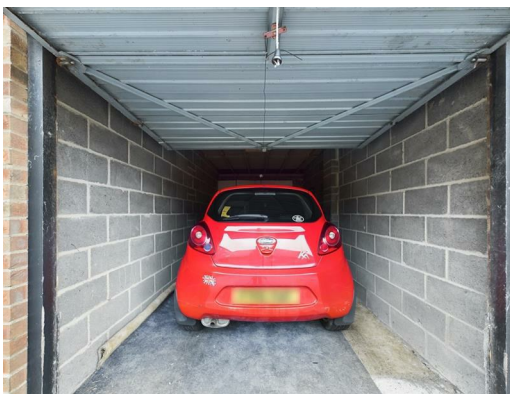
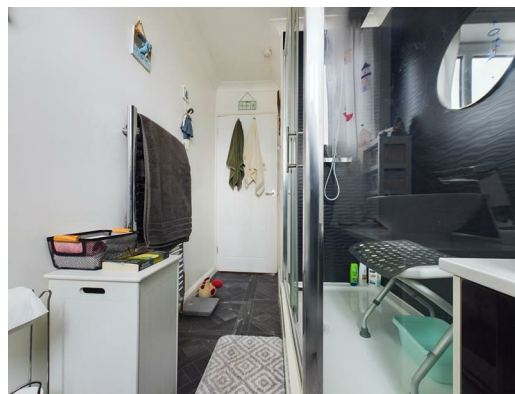
Local Authority - East Lindsey District Council,  
The Hub,  
Mareham Road,  
Horncastle,  
Lincolnshire,  
LN9 6PH  
Tel. No. 01507 601 111  
Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

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.









Floor 0 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>

728.72 ft<sup>2</sup>

Balconies and terraces

28.09 ft<sup>2</sup>

(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 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

