



CHOICE PROPERTIES

Estate Agents

4 Clement Court Victoria Road,
Mablethorpe, LN12 2AJ

Price £79,950



Choice Properties are pleased to present for sale this most spacious one bedroom first floor apartment conveniently located only a short walk from the local amenities and golden sandy beaches of Mablethorpe. Offering a generously sized layout, this apartment further features a garden area and parking space and so early viewing is most certainly advised to avoid missing out as the apartment is also being sold with no onward chain.

The well laid out accommodation benefits from electric heating throughout and comprises:-

Entrance Hall

6'00" x 3'01"

Front door leading into the entrance hall, housing the wall mounted intercom system and a door to:

Hallway

2'07" x 6'03"

With a built in storage cupboard housing the hot water cylinder, laminate flooring and doors to:

Reception Room

11'05" x 16'10"

Light and airy reception room benefiting from double aspect windows with laminate flooring, a TV aerial, ample space for a dining table and an opening to:

Kitchen

6'11" x 11'00"

Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with mixer tap, space for a freestanding electric cooker, space for a freestanding fridge/freezer, space and plumbing for a washing machine, breakfast bar area and a 'Manrose' extractor fan.

Bedroom

14'04" x 9'08"

Spacious double bedroom housing the wall mounted consumer unit.

Bathroom

6'11" x 5'06"

Fitted with a three piece suite comprising a panelled bath tub with single hot and cold taps and electric 'Triton Enrich' shower over, pedestal hand wash basin with single hot and cold taps and WC with dual flush button, heated towel rail and a 'Manrose' extractor fan.

Parking

The apartment comes with a reserved parking spot. Visitor parking is also available.

Communal Gardens

Clement Court benefits from communal gardens to the rear which are laid to lawn and regularly maintained. This allows each apartment owner to be able to have a washing line outside.

Tenure

Leasehold. There is the remainder of a 999-year lease; which started in 1992. The monthly service charge figure is £60.00; covering buildings insurance, maintenance and gardening. Please note that the freehold is owned by the apartment owners: 10 apartments = 10% share of the freehold.

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.

Council tax band

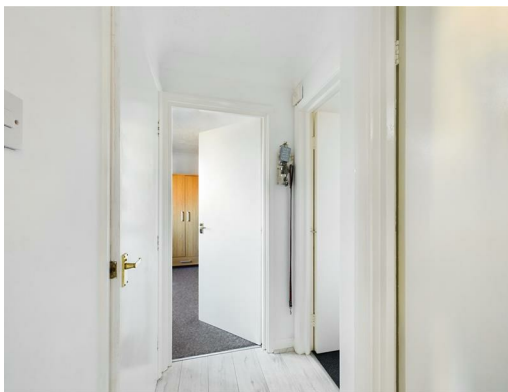
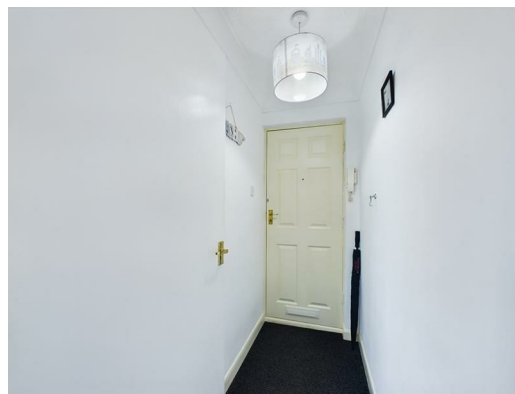
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH

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.

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⁾
485.02 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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From our Mablethorpe office head south along Victoria Road in the direction of Sutton on Sea, Clement Court is situated on the right hand side of Victoria Road just before the Eagle Hotel.

Environmental Impact (CO ₂) Rating		Current	Potential
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p>	