



CHOICE PROPERTIES

Estate Agents

D13 Mablethorpe Chalet Park,
Mablethorpe, LN12 1QN

Price £39,950



Choice Properties are pleased to present for sale this two bedroom 'Atlanta' style chalet, offered with on-site amenities as well as a full 12-months occupancy. Having undergone partial renovations, the chalet offers any prospective buyer to finish the works and put their own stamp on the property. The chalet further comes with the remained of a longer 50-year lease. Early viewing is most highly recommended.

The well laid out accommodation benefits from electric heating, uPVC double glazing throughout and comprises:-

Entry

4'03" x 2'08"

Front uPVC door leading into the entrance hall with doors to:

Open Plan Kitchen/Reception Room

14'04" x 9'06"

Kitchen area:

Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with single hot and cold taps, space for a freestanding cooker, space for a freestanding fridge/freezer, inset spot lighting, laminate flooring and partly tiled walls.

Reception Room area:

With double opening 'French' doors to front aspect, laminate flooring and doors to:

Bedroom 1

7'10" x 7'05"

Double bedroom with laminate flooring.

Bedroom 2

6'01" x 7'06"

Shower Room

4'06" x 2'08"

Set out in a wet room design with an electric shower over and corner hand wash basin with single hot and cold taps, tiled flooring and tiled walls.

WC

4'09" x 2'08"

Fitted with a WC with cistern lever.

Parking

Ample communal parking available on site.

Tenure

Leasehold. The current owners have recently taken out a 50-year lease, so there is the remainder of this currently. Current fees per annum include:

Lease fee: £4,062.44 per annum (linked to RPI)

Service Charge: £564.18

Viewing arrangements

Viewing 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

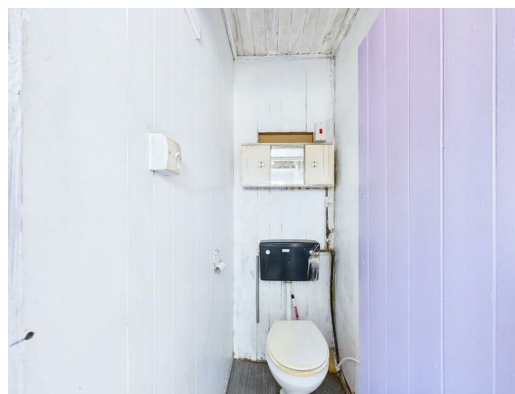
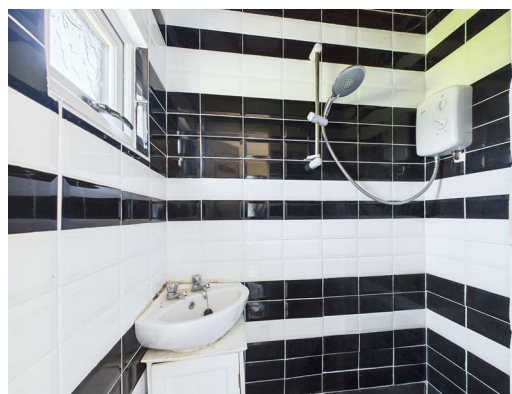
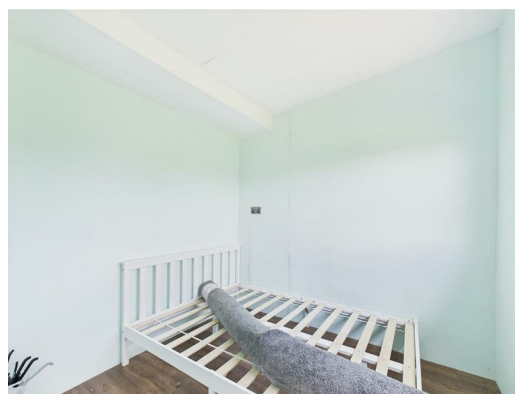
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH

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 TBC.

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.



Open Plan Kitchen/Reception Room
14'4" x 9'6"

Bedroom 1
7'10" x 7'5"

Bedroom 2
6'1" x 7'6"

Shower Room
4'6" x 2'8"

WC
4'9" x 2'8"

Entry
4'3" x 2'8"

Approximate total area⁽¹⁾
280 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Directions

From our Mablethorpe office head to the High Street, turn right at the traffic lights onto the High Street then at the pullover turn left onto Quebec Road. Carry on past the Cinema and then take a left onto Links Avenue and Mablethorpe Chalet Park can be found at the end of the road.

