



CHOICE PROPERTIES

Estate Agents

9 Clement Court Victoria Road,
Mablethorpe, LN12 2AJ

Price £85,000



Choice Properties are excited to offer for sale this two bedroom second floor apartment, located within the popular 'Clement Court' only moment from both the amenities and 'Blue Flag' Award winning golden sandy beaches of Mablethorpe. Boasting a generously proportioned interior layout, communal gardens and allocated off road parking, early viewing is most certainly advised to avoid missing out.

Benefiting from electric heating and uPVC double glazing throughout, the abundantly light and bright accommodation comprises:-

Hallway

4'10" x 6'07" extending to 6'05" x 2'09"

Front door leading into the hallway featuring the telecoms system, laminate flooring, loft access; which is boarded with lighting, a built in storage cupboard and built in airing cupboard; housing the immersion heater. The hallway further houses the wall mounted consumer unit. Doors to:

Reception Room

11'00" x 16'08"

Light and airy reception room with a telephone point.

Kitchen

8'05" x 9'07"

Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with single hot and cold taps, four ring electric hob, built in electric cooker, space for a freestanding fridge/freezer, space and plumbing for a washing machine, space for a tumble dryer and partly tiled walls.

Bedroom 1

9'08" x 9'08"

Double bedroom.

Bedroom 2

9'08" x 6'07"

Bathroom

6'04" x 9'07"

Fitted with a three piece suite comprising a panelled bath tub with mixer tap and shower attachment, pedestal hand wash basin with single hot and cold taps and WC with dual flush button, tiled walls, extractor fan and heated towel rail.

Please note that the current vendors were beginning to start a term of modernisation, so a feed for an electric shower has been installed and a new pedestal hand wash basin can also be included in the sale.

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

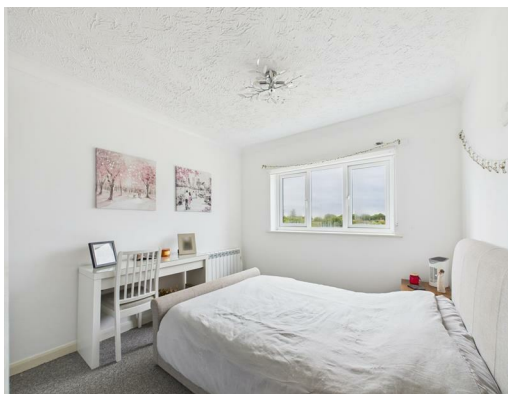
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH

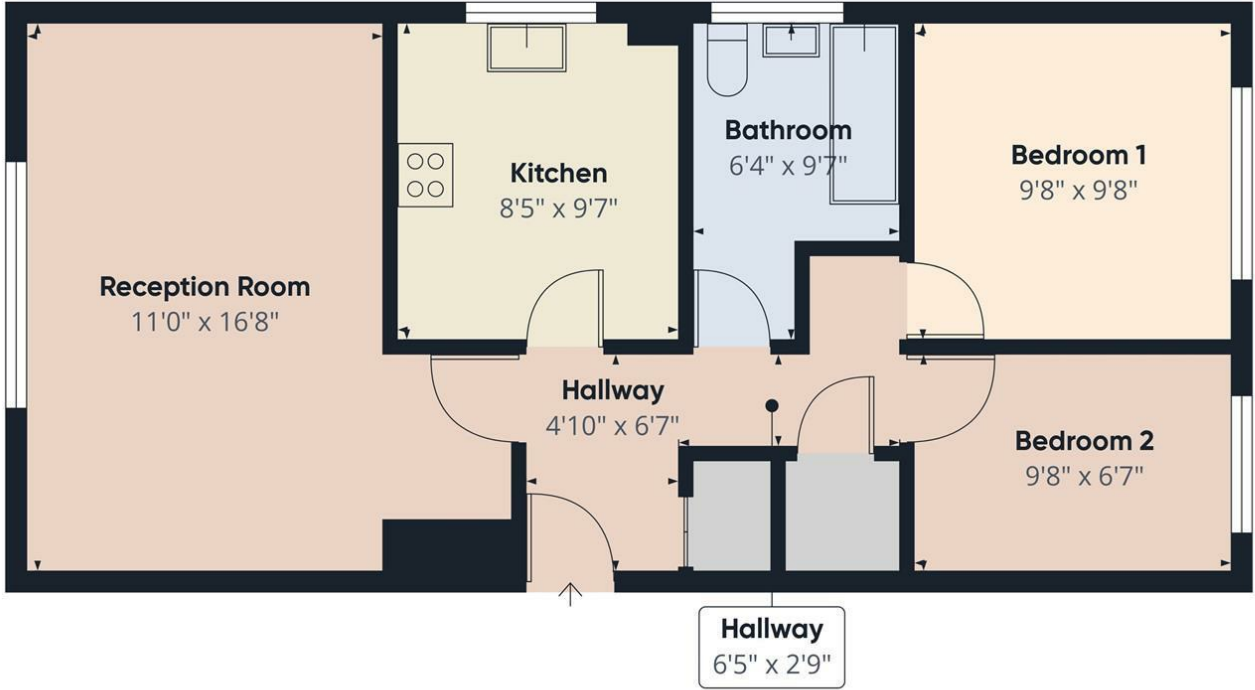
Tel. No. 01507 601 111

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⁾
575 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.

GIRAFFE360

Directions

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.

