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## Mablethorpe Chalet Park, Mablethorpe



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OIRO £32,000



Lovelle are pleased to offer a detached "Bermuda" style chalet for sale with 44 year lease remaining in place. The site is a 12 month site so making this chalet an ideal affordable home or holiday home.

### Key Features

- Detached Chalet
- Living Room
- Long Lease Left
- Private Decking Area
- Two Bedrooms
- Rear Storage Sheds with Power
- EPC rating U
- Tenure: Leasehold





Lovelle are pleased to offer a detached "Bermuda" style chalet for sale with 44 year lease remaining in place. The site is a 12 month site so making this chalet an ideal affordable home or holiday home. The Chalet offers, private decked area to the front, Lounge, Two Bedrooms, Shower Room, Fitted Kitchen and is also being sold partly furnished.

### Entrance

Entering from a private decked area to the front of the chalet.

### Lounge

Upvc French doors to the front of the property, Laminate flooring, Feature fire place for winter months, Power points, completely insulated walls, TV ariel point. Curtains to remain.

### Kitchen

Upvc window to the side elevation of the property, and range of base units and a fitted floor to ceiling wall unit, built in fan oven and hob, stainless steel sink, fridge freezer included in sale, fully tiled, boiler under sink, laminate flooring.

### Bedroom One

Upvc window to the side elevation of the property, Floor to ceiling fitted sliding door wardrobes with draws, Laminate flooring, curtains.

### Bedroom Two

Upvc window to the side elevation of the property, Laminate flooring, power points.

### Shower Room

Upvc window to the side elevation, fully tiled with built in sliding door shower cubicle with Mira shower, low level flush WC, Hand wash basin. Tiled flooring.

### Outside

A gated decking area, rear storage sheds having power connected and space and plumbing for washing machine and tumble drier. Communal parking areas, parks, club house.

### Location

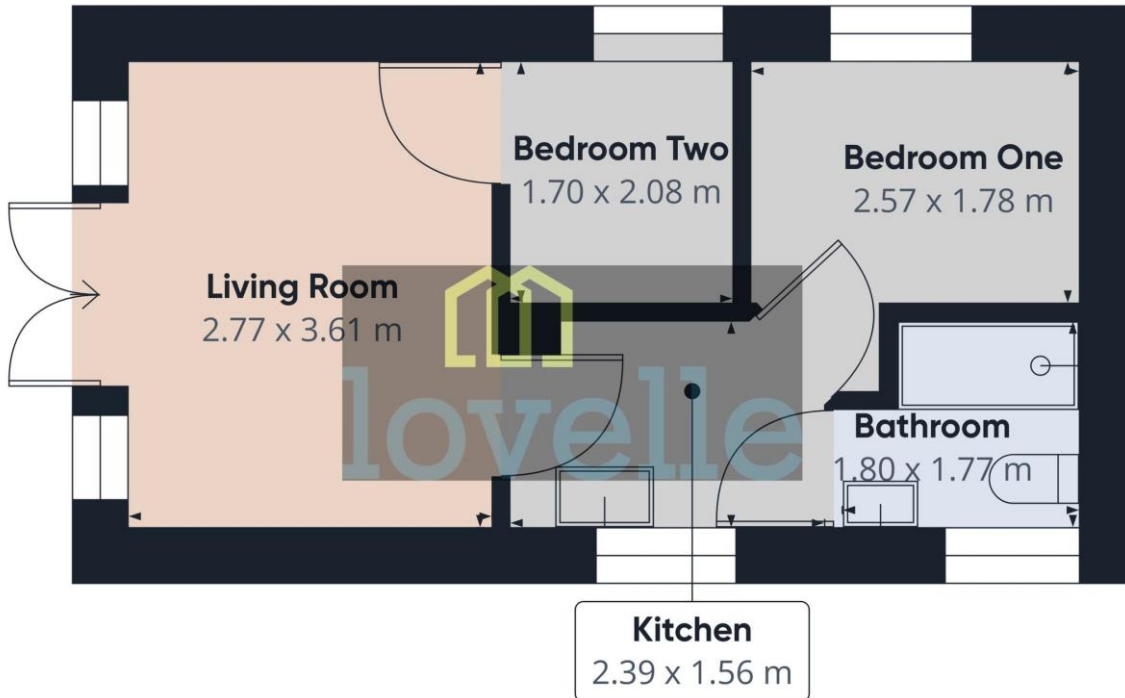
Mablethorpe is a small seaside resort boasting 4 miles of unbroken sandy blue flag beaches. The town has a variety of shops to include Greggs and Boots the majority, however being independent. Supermarkets in Mablethorpe include the Co-op, Lidl, Lord Bros, Tesco and market takes place every Thursday. There is a primary school and buses that run to Skegness and the market town of Louth.

### Directions

From our office in Mablethorpe travel towards the traffic lights and the High Street and turning right and heading towards to the Sea front. At the T junction turn left onto Quebec Road. Travel along Quebec Road, Turn Left on to Links Avenue, follow to the bottom and Mablethorpe Chalet Park is located at the bottom of the road. On entering the site keep to the Left and follow the road around turning Right and follow sign for J block.

### Services

The property has mains electric, water and drainage are understood to be connect but have not been tested, the purchaser should rely on their own survey to confirm this. The property is leasehold with a remaining term 44 years, this is subject to ground rent charge believed to be around £3921.10 and a service charge of £556.15 pa which can be paid by monthly instalments. The property is placed in Tax band A



Approximate total area<sup>(1)</sup>  
25.22 m<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.



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