

Buy. Sell. Rent. Let.



Quebec Road, Mablethorpe



1



1



1

When it comes to
property it must be


lovelle



Guide price £55,000



Being sold via modern auction - STARTING BID £55,000 - TERMS AND CONDITIONS APPLY through PATTINSON AUCTION.

We are pleased to offer for sale a ground floor apartment in a great location being within walking distance of the beach and close to local amenities.

Key Features

- GROUND FLOOR APARTMENT
- Seating Area to The Front
- Long Lease
- No Upper Chain
- Open Plan Living/Dining/Kitchen Area
- Sold By Modern Auction
- EPC rating U
- Tenure: Leasehold



Being sold via modern auction - STARTING BID £55,000 - TERMS AND CONDITIONS APPLY through PATTINSON AUCTION.

We are pleased to offer for sale a ground floor apartment in a great location being within walking distance of the beach and close to local amenities.

The property offers open plan living, one double bedroom, bathroom, and seating walled garden area to the front of the property. fantastic investment opportunity.

Entrance

Having a Upvc half glazed door to the front elevation, opening into the open plan living accommodation.

Open Plan Living Area

3.56m x 5.03m (11'8" x 16'6")

Having a Upvc window to the front elevation, half glazed Upvc door to the front elevation, centre ceiling light, TV aerial point, wall mounted electric fire, electric storage heater, coving to ceiling open to the kitchen.

Kitchen Area

With a range of fitted wall and base units with complimentary work surface over, stainless steel sink with drainer, tiled splash backs, plumbing for washing machine, electric cooker point, built in storage cupboard, space for table and chairs.

Bedroom

3.56m x 2.46m (11'8" x 8'1")

Upvc window to the side elevation, wall mounted electric storage heater, high level electric consumer unit, ceiling light, door to bathroom.

Bathroom

Comprising of panelled bath, WC and pedestaled wash hand basin, Upvc window to the side elevation, ceiling light and tiled splash backs.

Outside

Front Garden

To the front of the property is a walled low maintenance gravelled garden area with seating, gated access and pathway leading to the front door.

Location

The Property is located a stones throw from the blue flag beach of Mablethorpe, having a nearby local shop, cinema and a short drive from Tesco, or the town centre of Mablethorpe.

Directions

From our Mablethorpe office proceed to the traffic lights and turn right onto the High Street. At the end of the road turn left onto Quebec Road and travel along this road, the property can be found to the side of the Cinema.

Services

The property has water, electricity and drainage. We have not tested any heating systems, fixtures, appliances or services. Council Tax Band A. Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

Auctioneers Comments

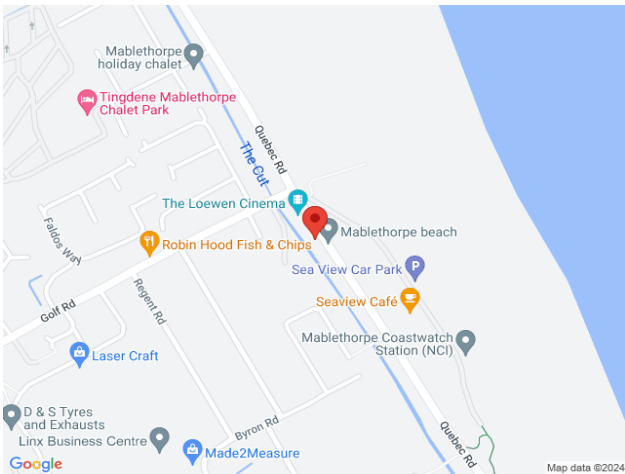
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A **Legal Pack** associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. **It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.**

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement



When it comes to **property**
it must be

lovelle

01507 478297

Mablethorpe@Lovelle.co.uk

