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## Mablethorpe Caravan Chalet Park, Mablethorpe



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When it comes to  
property it must be

  
**lovelle**



£34,000

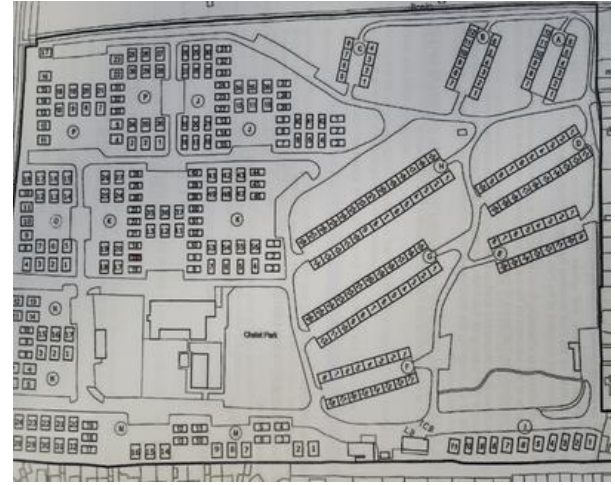
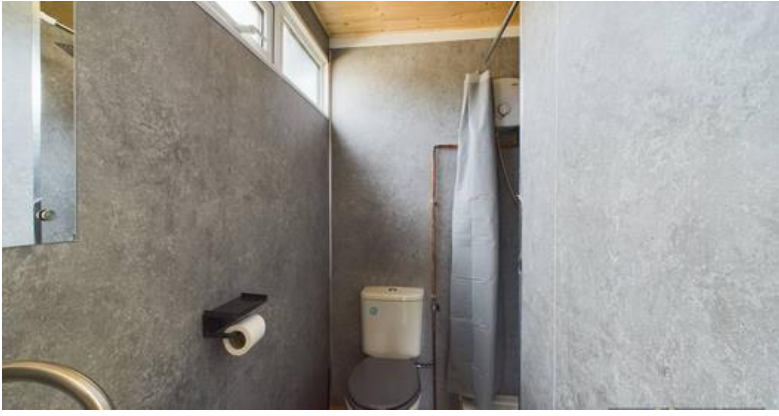


Lovelle are pleased to bring to the market a detached year round chalet on the popular Mablethorpe Chalet Park. Being located close to the beach and a short walk or ride to the town centre of Mablethorpe.

#### Key Features

- Detached Chalet
- Two Bedrooms
- Shared Parking
- Shared Green Area
- Private Decking to The Front
- Close proximity to The Beach
- EPC rating U
- Tenure: Leasehold





Lovelle are pleased to bring to the market a detached year round chalet on the popular Mablethorpe Chalet Park. Being located close to the beach and a short walk or ride to the town centre of Mablethorpe. The Chalet Offers Private Decking to the front of the chalet, opening up into the lounge, galley kitchen area, Two Bedrooms, Shower Room. Parking bays located close by along with the site club house.

### Veranda to Front

To the front of the chalet is a timber veranda with front single gate and giving access to the chalet.

### Entrance

Having double opening "French" doors to the front elevation and window to the front elevation.

### Lounge

Door to bedroom two and open entrance into the kitchen, ceiling light ,power points and Tv point.

### Kitchen

Window to side elevation, having a range of fitted base units with work surface over, electric cooker with hob, single drainer sink with swan neck mixer tap over, and doors to bedroom one and shower room.

### Bedroom One

Being a double bedroom with window to the side elevation, double bed, ceiling light and power points.

### Bedroom Two

Having a window to the side elevation, single bed , ceiling light and power points.

### Shower Room

Obscure picture window to side elevation, shower cubicle , WC and Pedestal wash hand basin, mermaid board to wall and ceiling light.

### Parking and Communal Area

To the side of the chalet are parking spaces which can be used when using the chalet, there is an open green area near, children's park a short walk away from the chalet.

### Location

Mablethorpe is a small seaside resort on the east coast of Lincolnshire, approximately 17 miles north of Skegness. The town has a range of shops and amenities including a cinema, sports centre, primary school and health care centre. Regular bus services run to the larger resort of Skegness and the market towns of Alford and Louth where a greater range of shops can be found along with secondary schools both grammar and comprehensive.

### 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.

### 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. Mobile and broadband It is advised that prospective purchasers visit checker . ofcom . org . uk in order to review available wifi speeds and mobile connectivity at the property. We understand from the site that Ground Rent and Services charges are; £3921.10 and £556.15 respectively The property is placed in Tax band A

## Agents Note

Current ground rent charges £3921.10 and annual services charge £556.15 This style property is not mortgageable but can be lived in all year round. There is 49 years remaining on the lease. These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representations of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

## Viewing

By appointment with the Sole Agent Lovelle Estate Agency, telephone . We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

## How to make an Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than the stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website and you can opt-out at any time by simply contacting us. For any offer, you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under the new Money Laundering Legislation.

## Mortgage Advice

You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on to arrange an appointment.

## Energy Performance Certificate

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.



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it must be

  
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