

Buy. Sell. Rent. Let.



Victoria Road , Mablethorpe



2



1



1

When it comes to
property it must be


lovelle



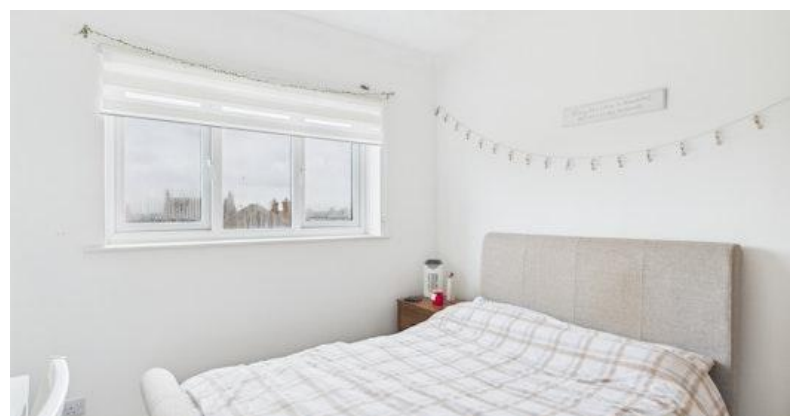
£85,000



A two bedroom top floor flat situated conveniently for the town centre and close to the beach. The property has accommodation briefly comprising: Entrance Hall, Lounge, Kitchen, Two Bedrooms & Bathroom, and benefits from electric heating and an allocated parking space. The property also benefits from having brand new Econ electric radiators fitted.

Key Features

- Two Bed Flat
- Top Floor
- Lounge
- Allocated Parking Space
- Communal Gardens
- Close to the Beach
- EPC rating D
- Tenure: Leasehold





A two bedroom top floor flat situated conveniently for the town centre and close to the beach. The property has accommodation briefly comprising: Entrance Hall, Lounge, Kitchen, Two Bedrooms & Bathroom, and benefits from electric heating and an allocated parking space. The property also has the benefits of having brand new Econ electric radiators fitted.

Communal Entrance Hall

Entering with key fob into a communal entrance hall with stairs leading to the top floor where the property is located to the left hand side of the stairs.

Flat Entrance

Loft access, two built in storage cupboards, electric heating and doors to all the rooms in the flat.

Lounge

3.36m x 5.1m (11'0" x 16'8")

Window to front elevation, telephone point, tv ariel, power points and electric heater.

Kitchen

2.6m x 2.97m (8'6" x 9'8")

Window to side elevation, one bowl sink unit with drainer, fitted with a range of base and wall units with worktop over, cooker point, space and plumbing for washing machine, tiled walls, space for fridge freezer and power points.

Bedroom One

2.98m x 2.97m (9'10" x 9'8")

Window to rear elevation, electric heater and power points.

Bedroom Two

2.97m x 2.04m (9'8" x 6'8")

Window to rear elevation, electric heater and power points.

Bathroom

1.95m x 2.95m (6'5" x 9'8")

Obscure window to side elevation, bath, shower over bath, wash basin, WC, textured ceiling, fully tiled walls, ladder style radiator and extractor fan.

Parking

To the rear of the building is a communal car parking area, 1 allocated parking space per flat with several visitor spaces available too.

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.

Directions

From the Mablethorpe office travel south along Victoria Road. Clements Court can be found at the end of Victoria Road on the left-hand side, just before the Eagle Hotel.

Services

The property has mains electric, water and drainage are understood to be connected but have not been tested, the purchaser should rely on their own survey to confirm this. The property is placed in Tax band A

EPC RATING D. 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. 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. The lease has another 960 ish years left on it and yes it can be used as a holiday let, rental or for just living in. There's no restrictions.

Agents Notes

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.

Viewings

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

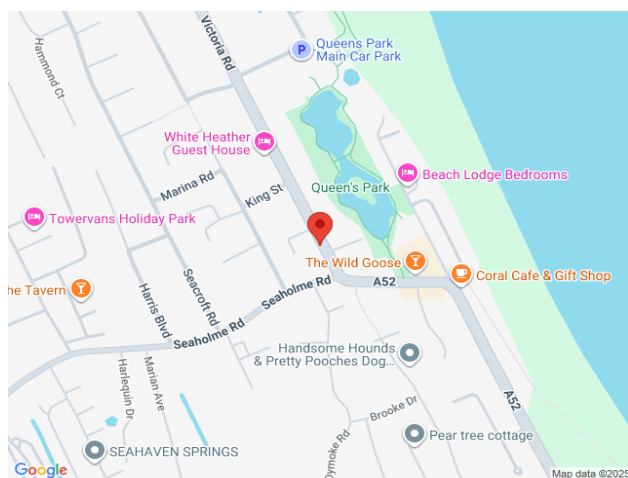
If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared 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.

EPC

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.

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.



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

lovelle

01507 478297

Mablethorpe@Lovelle.co.uk

