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Queens Park Flats, Mablethorpe



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When it comes to
property it must be


lovelle



£185,000



Love the sea views all year round? Then we Lovelle offer for sale this light and bright Three bedroom second floor flat, situated on the corner blocks on Queen park with bedroom sea views, and over looking Queens park lake. Benefitting from patio doors in the lounge leading onto the balcony overlooking our golden beach. The position of the flat offers the sunshine all-day and evening. Viewing highly recommended.

Key Features

- Third Floor Flat
- No Onward Chain
- Views From Every Room
- Three Bedrooms
- Open Plan Kitchen Living Room
- Sold Fully Furnished
- EPC rating C
- Tenure: Leasehold





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Front Entrance Door With Intercom Leading To: - Communal Lobby & Staircase -
Gaining access to the communal area leading to all the apartments.

Lobby/Inner Hallway

4.54m x 0.86m (14'11" x 2'10")

Entering via the main door leading into the lobby area, a second door giving access to all rooms, radiator, power point and built in storage cupboard.

Open Plan Lounge/ Kitchen Area

3.76m x 7.87m (12'4" x 25'10")

Bright and spacious open plan with sea views and queen park lake views, described as followed:

Lounge Area

Window to side elevation with open views, light and bright room, two radiators , power points, T.V. aerial point. Telephone point. Sliding patio doors to the balcony with sea views.

Kitchen Area

Window to front elevation with views overlooking queens park boating lake, fitted with range of base and wall units with worktop over, stainless steel sink unit with drainer, four ring hob with extractor hood, integrated oven , power points, space and plumbing for washing machine. Breakfast bar situated between the kitchen and lounge over looking the Wolds in the distance. The boiler is housed here.

Bedroom One

3.59m x 3.12m (11'10" x 10'2")

Window to front elevation with views over looking Queens park Lake, double bedroom, radiator and power points.

Bedroom Two

3m x 3.58m (9'10" x 11'8")

Window to rear elevation giving direct views of the Sea, double bedroom, fitted wardrobes, radiator and power points.

Bedroom Three

2.27m x 3.57m (7'5" x 11'8")

Window to rear elevation giving direct views of the sea, radiator and power points.

Bathroom

2.07m x 2.35m (6'10" x 7'8")

Obscure window to front elevation, a three piece suite consisting of large walk in shower cubicle, vanity wash hand basin with WC, ladder style radiator and partly tiled walls.

Parking Space

The property has a single allocated parking space marked '78' close to the main entrance to the block. Not only a parking bay, but the residents also use as a communal area, with benches.

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

Head south-east on Victoria Rd/A52 Continue to follow A52 for 0.5 miles, Turn left onto Queens Park Close, turn right at queens park flats. Follow the road to the end where you will find number 79 in the block of flats.

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 .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.

Agents Note

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





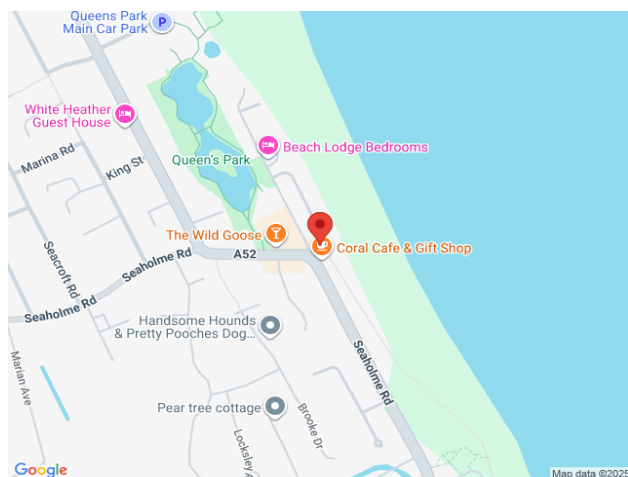
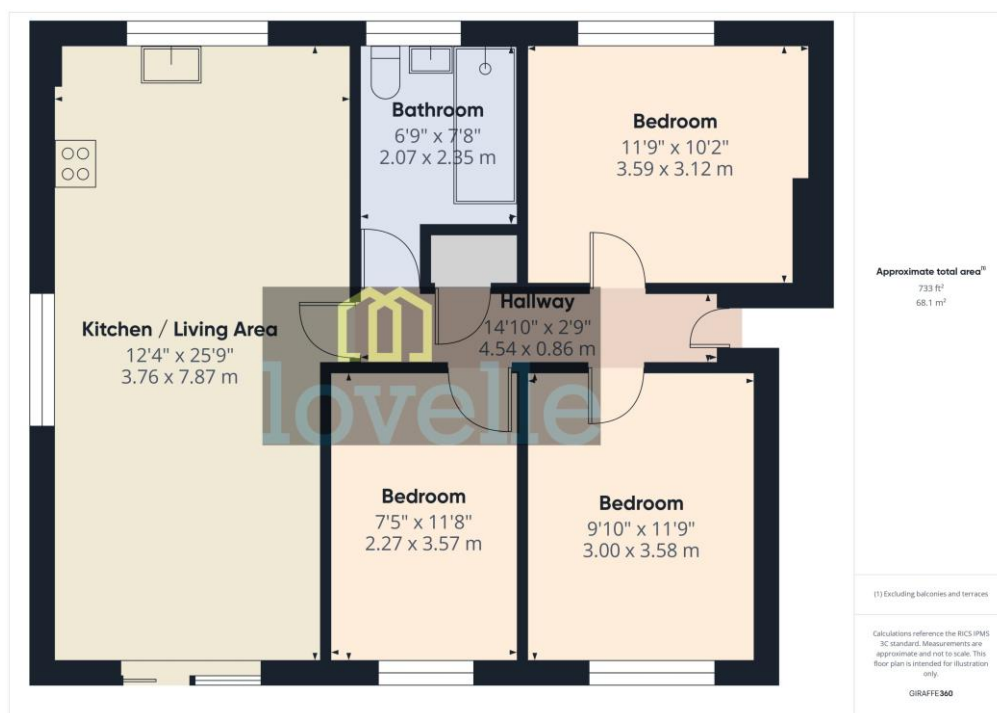
our privacy policy. More information on how we hold and process your data is available on our website and you can opt-out at any time by simply contacting us. For any offer, you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make 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.



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