

Buy. Sell. Rent. Let.



Apartment 7, The Anchorage, Ancaster Avenue, Chapel St Leonards, PE24 5SL



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£109,000

When it comes to  
property it must be

  
**lovelle**



£109,000



### Key Features

- Immaculate Throughout
- Apartment with Lift
- One Bedroom Apartment
- NO ONWARD CHAIN
- Communal Gardens
- Allocated Parking
- Very Well Maintained Building
- Less than ½ Mile to the Village Green, Shops and Beach!
- EPC rating C
- Tenure: Leasehold





FOR SALE with NO ONWARD CHAIN! First floor apartment (with lift) for over 55 year olds, close to the beach! This property offers well presented accommodation comprising; hall, lounge, kitchen-diner, bathroom and double bedroom with UPVC double glazing and electric radiators. There is car parking in front of the building and well maintained communal gardens to the rear. The building is very well maintained and also benefits from a communal laundry room on the first floor (free tumble driers). Great coastal village location. Chapel St Leonards is a well served village with bus services, mini supermarket, doctors, pubs/restaurants and various other shops.

### Entrance

Intercom security door opens to communal entrance with stairs and lift. On the first floor your private entrance door opens to;

### Hall

With fitted mirrored cloaks/storage cupboard, cupboard with immersion heater, doors to;

### Lounge

4.69m x 3.50m (15'5" x 11'6")

With UPVC bow window to the front elevation, electric radiator and electric, mirrored, floating electric fire.

### Kitchen/Diner

4.51m x 2.43m (14'10" x 8'0")

With UPVC window to the side aspect, fitted with a range of base and wall cupboard with worktops over, integrated electric oven and hob with extractor over, inset 1 and ½ bowl sink, washing machine, under counter fridge and space for freezer, vinyl flooring, electric storage heater.

### Bedroom

3.38m x 3.22m (11'1" x 10'7")

With UPVC window to the front aspect, electric radiator, fitted wardrobes.

### Shower Room

2.19m x 2.22m (7'2" x 7'4")

With walk in shower, low level WC, pedestal wash hand basin, extractor fan, tiled walls and storage cupboard.

### Outside

There is allocated car parking with the apartment as well as visitor car parking facilities. There is a well maintained enclosed communal garden.

### Services

The property has electric heating. Water is managed on site via a meter inside the hallway, charged on a 6 month reading basis. Sewerage is managed on site via cesspit. Over 55's residents only. No pets, no children to reside, no sub letting. Annual ground rent is £50, current service charge is £115 per month. The owners are happy to leave, curtains, blinds, floor coverings, fridge and washing machine, wardrobes. We have not tested any heating systems, fixtures, appliances or services. 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.

## Location

Great location in the popular, well served coastal village of Chapel St. Leonards. Amenities include regular bus services, pubs/restaurants, take-aways, Co-Op supermarket, Doctors, various other shops and a beautiful sandy beach.

## Directions

From our office proceed north on the A52 going past Butlins, through Ingoldmells, take the second right hand turning sign posted for Chapel St Leonards on Skegness Road. At the bottom of the road turn right onto Sea Road. Follow the road and the property along and turn left onto Ancaster Avenue just past the bus station. The property can be found along the road on the left hand side.

## Local Authority

This property falls within the geographical area of East Lindsey District Council - 01507 601111.  
<https://www.e-lindsey.gov.uk/>

## Viewing

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01754 769769. 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

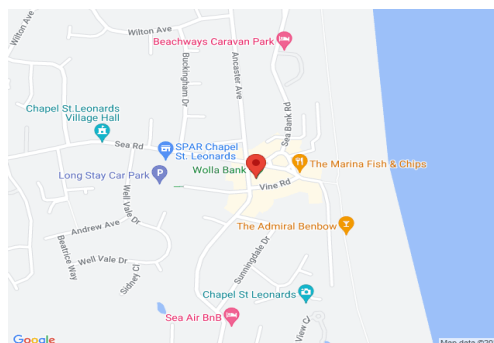
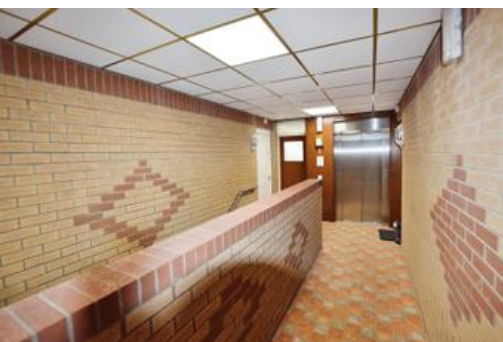
If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared 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 <https://www.lovelle.co.uk/privacy-policy/> 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. 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.

## Mortgage Advice

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on 01754 769769 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## 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

GROUND FLOOR



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

  
**lovelle**

01754 769769

skegness@lovelle.co.uk