

8 Sandhurst Court, Sandhurst Road, Sandilands, LN12 2RH

Price £109,950



SUPERB FIRST FLOOR APARTMENT WITH GARAGE. We offer for sale this immaculate, recently updated, one bedroom first floor flat with its own parking and garage. The property is situated in a pleasant position convenient for the beach, village of Sutton on Sea whilst being located in the sought after Coastal Country Park area.

SUPERB FIRST FLOOR APARTMENT WITH GARAGE. The property has the benefit of Gas Fired Central Heating and UPVC Double Glazed windows and doors. The immaculate and beautifully presented internal accommodation with oak doors throughout consists of:

UPVC Entrance Door to:

Entrance Hall

9'11" x 3'8"

Radiator. Built in storage cupboard housing the gas meter. Staircase to first floor landing.

Landing

Spacious landing area. Radiator. Remote control programmer & room thermostat controls for the central heating system. Double power point. Telephone point. Loft access.

Lounge

15'0" x 10'10"

Radiator. Single & 2 double power points. T.V. aerial point.

Kitchen

10'6" x 7'10"

Extending to 9'5" with a width of 5'7". Fantastic modern fitted kitchen with gloss finish doors. Stainless steel sink unit and drainer with mixer tap. Electric cooker point. Cooker filter hood. Plumbing for automatic washing machine. Radiator. Part tiled walls. Triple, 2 double & 3 single power points. 'Ideal Logic+' gas fired combination boiler which supplies the central heating and domestic hot water.

Bedroom

10'11" x 10'10"

Fitted corner wardrobe unit. Radiator. 2 Single power points.

Bathroom

11'4" x 6'7"

Consisting of panelled bath with mixer shower over and glass shower screen, pedestal wash hand basin and w.c. with push button flush. Chrome towel radiator. Fully tiled walls. Tiled floor. Two built in storage cupboards.

Outside

The parking and garage is adjacent to the property. Within the grounds of the apartments are well maintained communal lawned gardens which include a paved seating area and laundry drying area.

Garage

16'10" x 8'5"

With Up & Over door.

Tenure

Leasehold. Remainder of 999 Year Lease. Ground Rent/ Maintenance Charge 2019/2020 £300.

Council Tax

Local Authority - East Lindsey District Council,
Tedder Hall,
Manby Park,
Louth.
LN11 8UP
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A

Opening Hours

Monday - Friday: 9.00am - 5.00pm
Saturday: 9.00am - 3.00pm

Viewing Arrangements

Viewing by appointment through Choice Properties on 01507 443777

Making an Offer

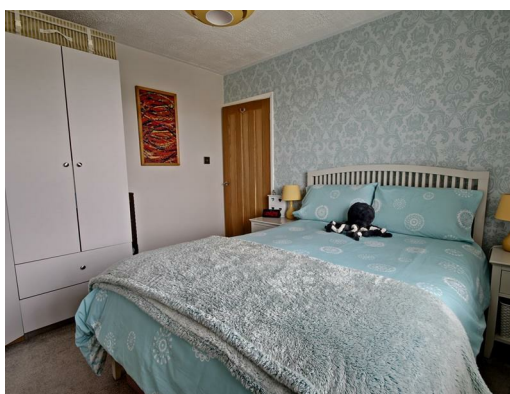
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Website

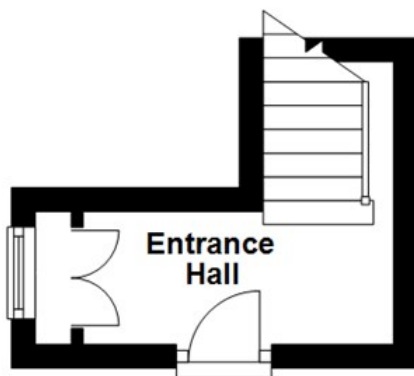
All details also available on our website www.choiceproperties.co.uk

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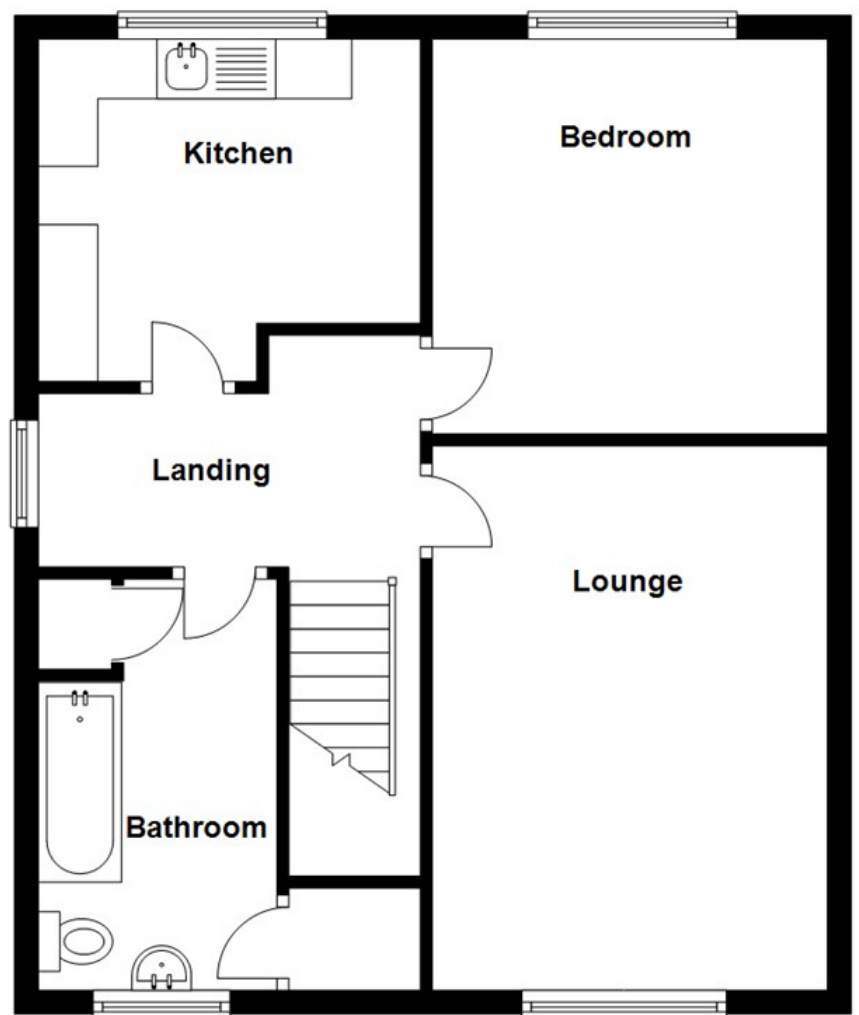




Ground Floor



First Floor



Directions

From our office head right along the High Street. At the mini roundabout bear left on to Station Road and continue along towards Sandilands. After you have passed through Sutton on Sea and into Sandilands turn left onto Sea Lane. Follow along to the end of the road and take the last turning on the left, just before the right hand bend, onto Sandhurst Road. Now take the first left on to Sandhurst Court where you will find the property a short distance along on the right.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

