



CHOICE PROPERTIES

Estate Agents

O13, Mablethorpe Chalet Park Links
Avenue,

Price £55,000



Choice Properties are delighted to offer for sale this two bedroom detached chalet, situated on the popular 'Mablethorpe Chalet Park'. Located only a short walk from both the golden sands, award winning beaches and local amenities, the chalet park offers ample on-site parking, on-site amenities.

Benefitting from electric heating and uPVC double glazing, the accommodation comprises:

Entrance

Leads to;

Kitchen/Living Room

Kitchen Area:

Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, four ring induction hob, integrated electric oven and space for an under counter fridge/freezer.

Reception Room:

Light and airy living accommodation benefiting from double aspect windows and double opening 'French' doors to front aspect. TV aerial.

Hallway

With doors to:

Bedroom 1

Double Bedroom. Window to the side aspect.

Bedroom 2

Bedroom. Window to side aspect.

Shower Room

Fitted with a three piece suite comprising with electric shower over, hand wash basin with hot and cold taps and WC with dual flush button.

Outside space

The outside communal areas are well maintained all year round and to the rear of the chalet, you will find useful storage units.

Communal Parking

Ample communal parking on site.

Tenure

Leasehold. The site's current annual ground rent is £2,790.00 and the current annual service charge is £564.00. Insurance, water and electricity payable independently.

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.

Opening hours

Monday to Friday 9.00 a.m to 5.00 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

Viewing Arrangements

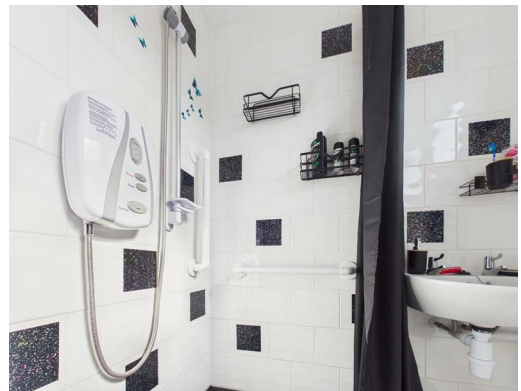
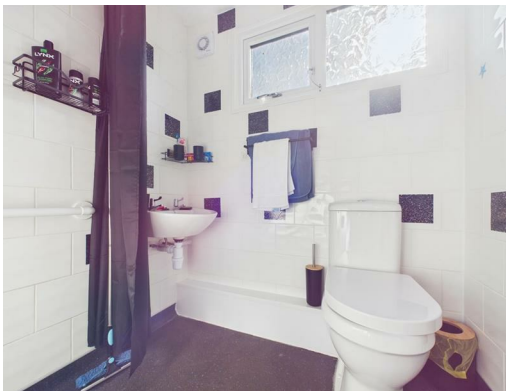
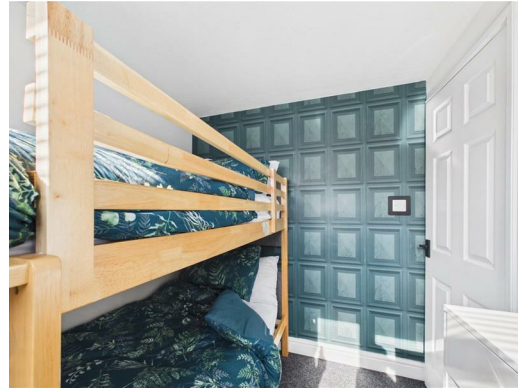
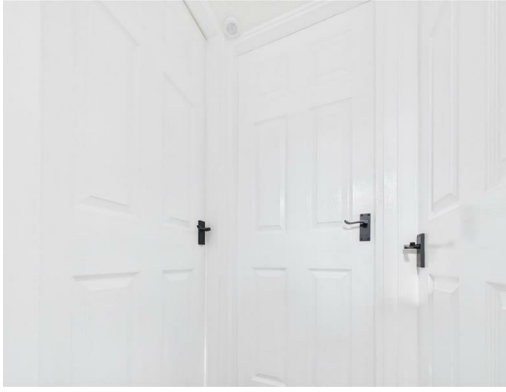
By appointment through Choice Properties on 01507 472016.

Council Tax Band

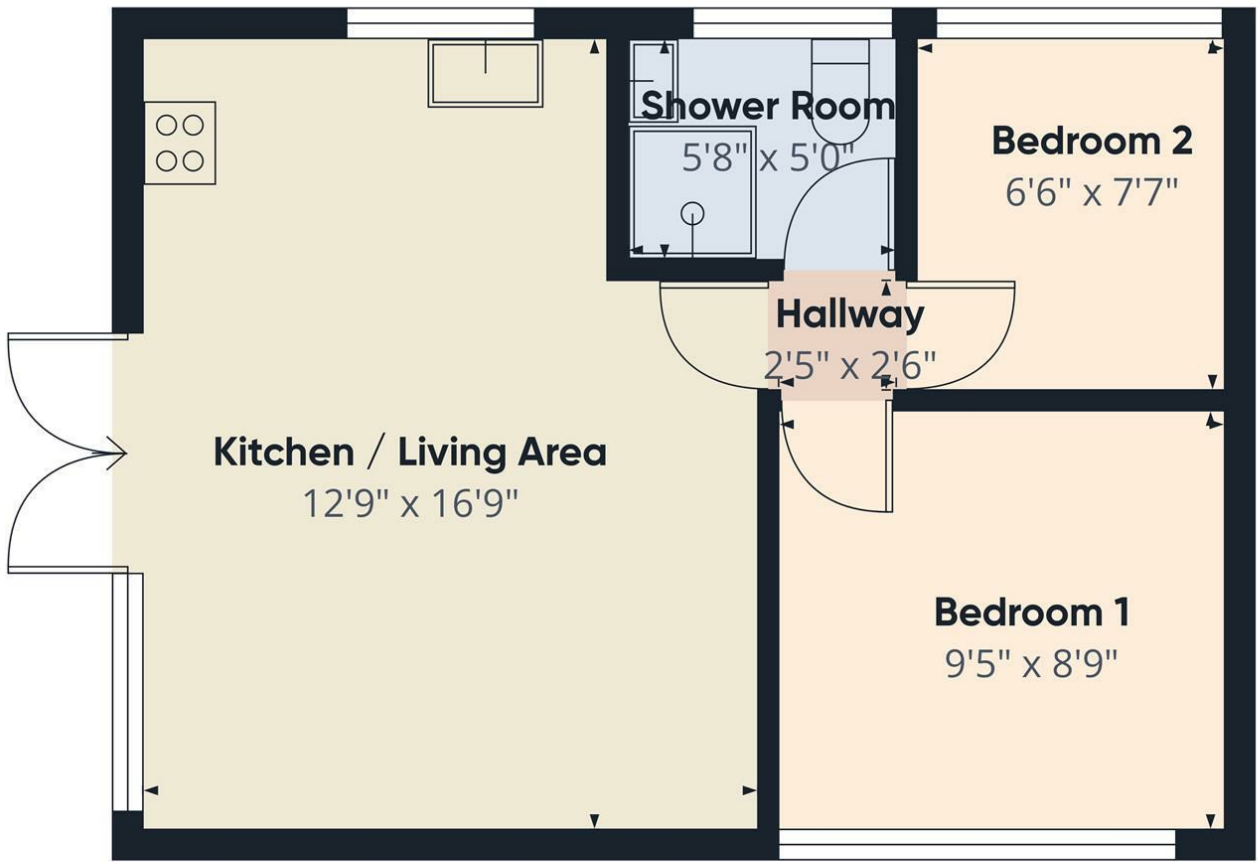
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

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

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.







Approximate total area^m
371 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Directions

From our Mablethorpe office head to the High Street, turn right at the traffic lights onto the High Street then at the pullover turn left onto Quebec Road. Carry on past the Cinema and then take a left onto Links Avenue and Mablethorpe Chalet Park can be found at the end of the road.

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	

