



CHOICE PROPERTIES

Estate Agents

1 Alford Court Alford Road,
Sutton-On-Sea, LN12 2HF

Price £129,950



It is a pleasure for Choice Properties to introduce to the market this generously proportioned and well presented two bedroom ground floor flat, situated in an ideal position; only a short walk to both the award winning golden sandy beaches and local amenities on offer in Sutton on Sea. Having undergone numerous renovations in 2022, early viewing is most certainly advised with the property further being offered with no onward chain.

Benefiting from a mains gas central heating system with upright anthracite radiators and uPVC double glazing throughout; the well maintained accommodation comprises:-

Hallway

3'01" x 14'00"

Front door leading into the 'L' shaped hallway with tiled flooring, inset spot lighting, a built in single storage cupboard with shelving and a double built in storage cupboard with shoe racking and railing. Doors to:

Kitchen

8'04" x 7'01"

Fitted with a range of wall and base units with worktop over, one bowl resin sink with drainer and mixer tap, four ring 'Bosch' gas hob with extractor hood over, integrated double electric 'Electrolux' oven, space and plumbing for a washing machine, space for a dishwasher, space for a freestanding fridge/freezer, tiled flooring, partly tiled walls, a TV aerial and the kitchen further houses the wall mounted 'Ideal' combination boiler; supplying both the central heating and hot water systems. Please note all of the existing white goods at the property can be included with the sale.

Reception Room

14'07" x 14'07"

Spacious, light and airy space benefiting from two floor to ceiling windows and fitted with an electric LED feature fireplace, TV aerial, telephone point and ample space for a dining table.

Bedroom 1

11'10" x 10'10"

Spacious double bedroom.

Bedroom 2

9'08" x 10'06"

Double bedroom fitted with a TV aerial and a double built in wardrobe with railing and shelving, and also houses the wall mounted consumer unit; installed in 2022.

Shower Room

5'09" x 6'01"

Fitted with a three piece suite comprising a large walk in shower cubicle with mains fed double shower head over, hand wash basin with mixer tap and WC with dual flush button; both built into vanity, inset spot lighting, heated towel rail and tiled walls.

Outside Space

The flat benefits from it's own patio area; to the front of the flat, laid with paving slabs, ideal for outdoor eating and entertaining.

Surrounding the block are communal gardens, which are laid to lawn with an array of well established trees and shrubs. The management company employ a gardener, meaning the communal areas are regularly maintained and looked after.

Parking

There is a communal car park, made up of eight car parking spaces, allowing one allocated off road space per flat.

Tenure

Leasehold. There is the remainder of a 999-year lease in place, which started on the 31st January 1975. Ground rent and service charges are paid as a combined figure - £50.00 a month, paid to the management company. There are no restrictions in regards to letting or holiday letting.

Viewing arrangements

Viewing by Appointment through Choice Properties, 34 High St, Sutton on Sea, Lincolnshire, LN12 2HB. Tel 01507 443777.

Opening hours

Monday - Friday: 9am - 5pm

Saturday: 9am - 3pm

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.

Council tax band

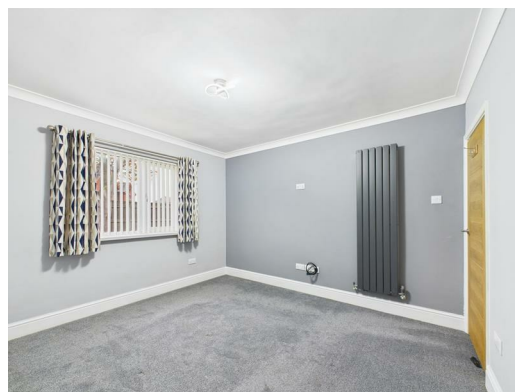
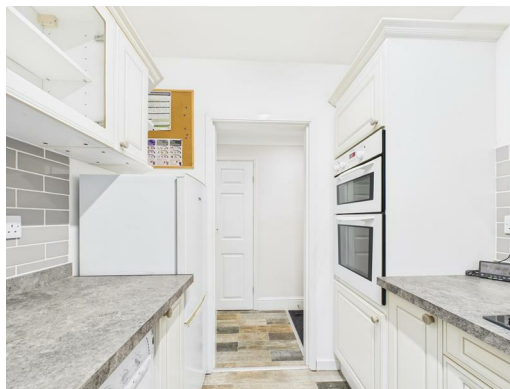
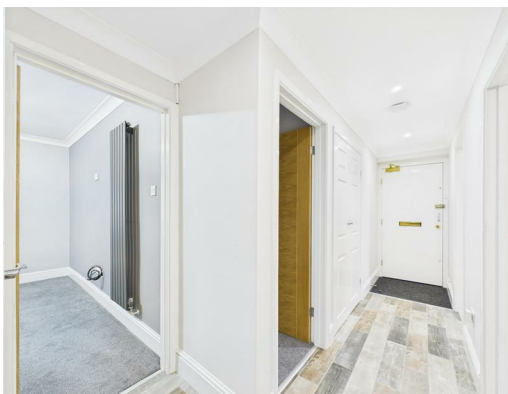
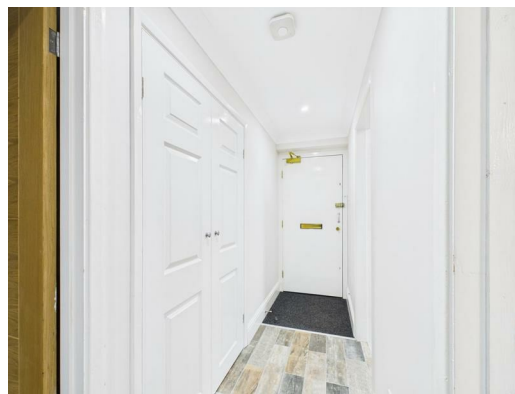
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

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

Additional note

Please note that this property is being sold by a family relative of a Choice Properties employee.

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⁽¹⁾
621 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 Sutton on Sea office head right and continue straight forward at the mini roundabout onto Alford Road. Continue along Alford Road and Alford Court can be found a short distance along on the left hand side.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		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			

72		76			
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			

