



# CHOICE PROPERTIES

*Estate Agents*

4 Bell Court Somersby Avenue,  
Mablethorpe, LN12 1HH

Price £86,500



Choice Properties are excited to offer for sale this generously proportioned and well maintained one bedroom first floor apartment, located in a central position within Mablethorpe; close to both the golden sandy beaches and local amenities on offer. Offering a modern and stylish finish throughout, the apartment offers communal gardens and parking. Early viewing is advised.

Featuring electric 'Dimplex' heating throughout; the beautifully maintained accommodation comprises:-

### **Hallway**

8'11" x 3'01" extending to 7'02" x 4'09"

Front door leading into the hallway with a built in storage cupboard, access to the loft; which is partly boarded with lighting and housing the immersion heater. Doors to:

### **Open Plan Kitchen/Dining/Reception Room**

26'06" x 12'01"

Kitchen/Diner:

Fitted with a range of wall and base units with worktop over, one and a half bowl stainless steel sink with drainer and mixer tap, four ring hob with extractor hood over, integrated oven, space for a freestanding fridge/freezer, space and plumbing for a washing machine, partly tiled walls and ample space for a dining table.

Reception Room:

Light and airy living accommodation with two 'Velux' style windows and a TV aerial.

### **Bedroom**

9'07" x 11'11"

Spacious double bedroom with a 'Velux' style window and a fitted triple wardrobe.

### **Study**

8'04" x 8'07"

Ideal home study with space for a sofa-bed for guests.

### **Bathroom**

5'04" x 6'01"

Fitted with a three piece suite comprising a panelled bath tub with single hot and cold taps with an electric 'Mira Sport' shower over, pedestal hand wash basin with single hot and cold taps and WC with dual flush button, tiled walls, inset spot lighting and an 'Intervent' extractor fan.

### **Communal Parking**

Communal parking is available at the flats, parking spaces aren't allocated, but ample space is available for one vehicle per apartment.

### **Communal Gardens**

Communal gardens are laid to lawn with timber fencing to the boundaries. This offers the perfect space for a space to hang washing outside or provide space for outside table and chairs to sit and relax.

### **Tenure**

Leasehold. The flat is on a 99 year lease from 6th April 1989 with 62 years remaining. The ground rent is £50 a year. Any repairs and maintenance are divided into one fifth and payable as and when they need to be undertaken.

### **Viewing arrangements**

Viewing by appointment through Choice Properties on 01507 472016.

### **Opening hours**

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

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

### **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,

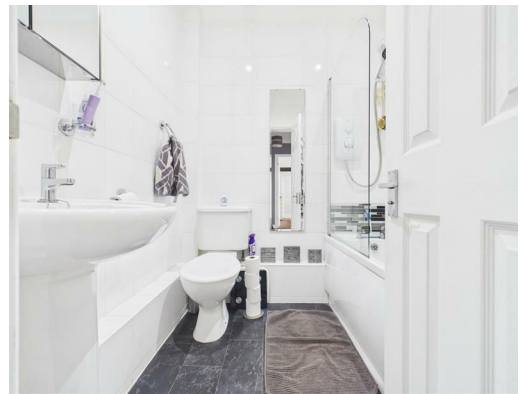
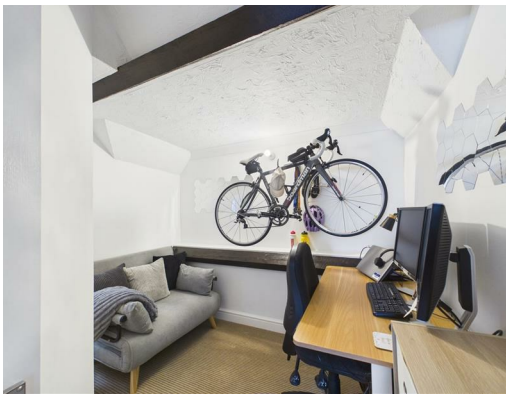
LN9 6PH

Tel. No. 01507 601 111

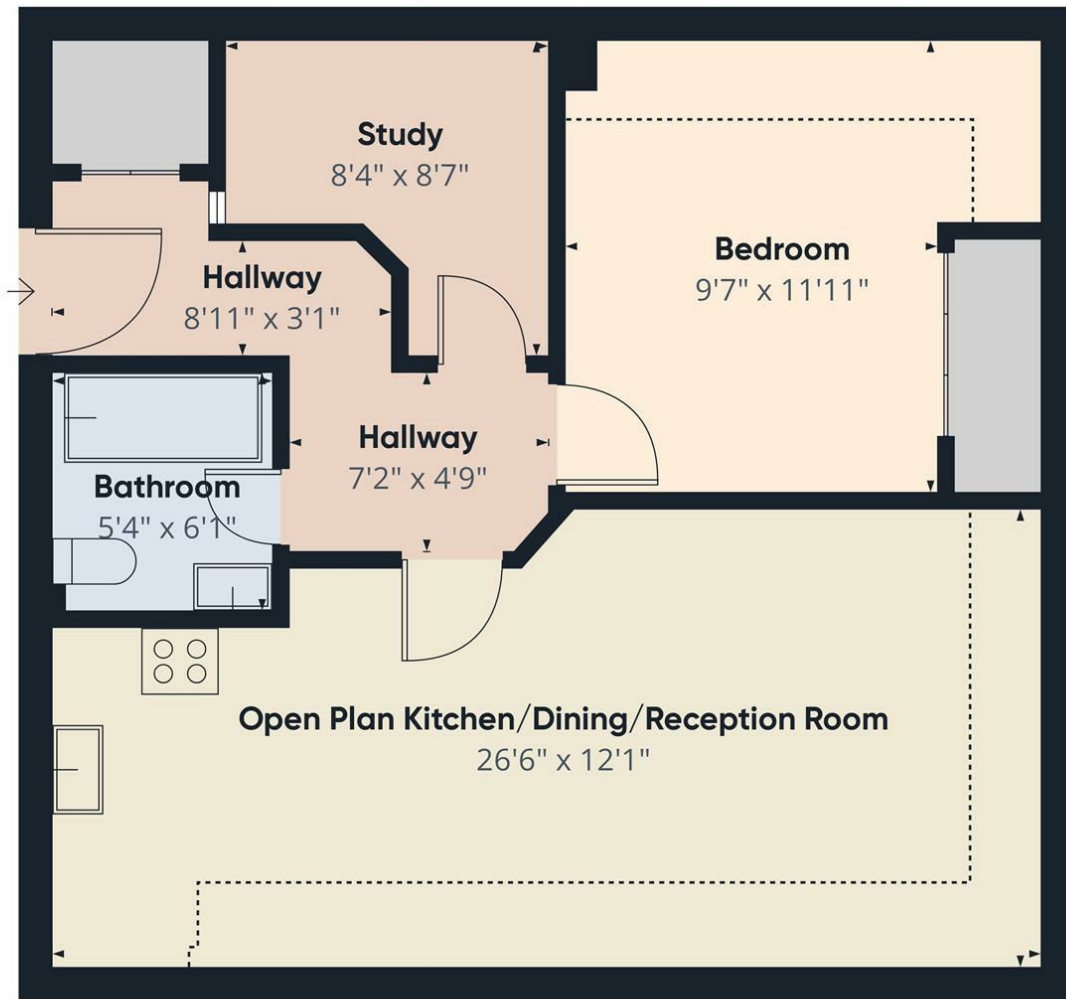
Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

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<sup>(1)</sup>

604 ft<sup>2</sup>

Reduced headroom

104 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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

GIRAFFE360



# Directions

From our Mablethorpe office head North to the traffic lights, turn left onto the High Street then right onto Wellington Road. Take your first right onto Tennyson Road then left onto Somersby Avenue. Bell Court can be found on your left hand side, just before the turning for Wellington Avenue.

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		73	74
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			

