



CHOICE PROPERTIES

Estate Agents

K5 Mablethorpe Chalet Park Links
Avenue,
Mablethorpe, LN12 1QN

Price £47,500



It is a pleasure for Choice Properties to introduce to the market this two bedroom 'California' style detached chalet on the popular 'Mablethorpe Chalet Park' situated only a short walk from the beach and benefiting from on-site amenities. The chalet has undergone a number of renovations, including being insulated and rewired over the past couple of years, is offered with no onward chain and benefits from a full 12-months residential occupancy. Early viewing is advised.

The well maintained and presented chalet benefits from electric heating and uPVC double glazing throughout and comprises:-

Reception Room/Kitchen Area

13'00" x 17'02"

Front double opening 'French' doors leading into the chalet with an electric radiator and TV aerial. The reception room is set out in an open plan design with the:-

Kitchen Area:

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

Lobby

2'06" x 2'05"

With doors to:-

Bedroom 1

9'06" x 8'10"

Double bedroom with an electric radiator.

Bedroom 2

6'07" x 7'06"

Electric radiator.

Shower Room

5'08" x 4'11"

Fitted with a three piece suite comprising a shower cubicle with an electric 'Triton' shower over, pedestal hand wash basin with single hot and cold taps and WC with a dual flush button.

Communal Parking

Communal car parking on site.

Tenure

Leasehold. There was a new 50-year lease actioned and commencing from 06/06/2022. The current annual ground rent is £4,215.21 and the current annual service charge is £612.24; both payable to Tingdene Mablethorpe Chalet Park.

Viewing arrangements

By appointment through Choice Properties on .

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 regulations 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.

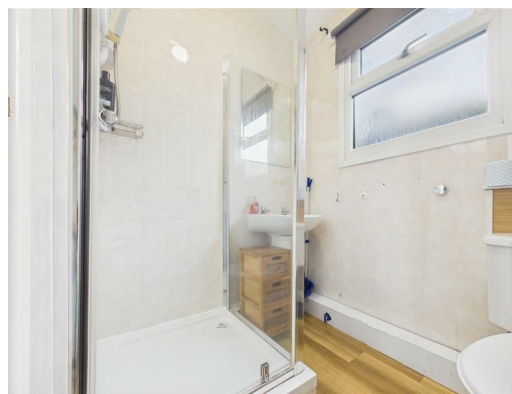
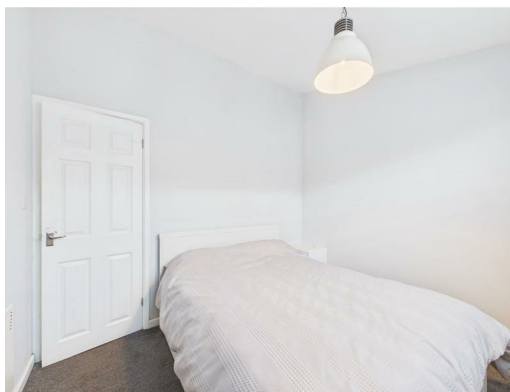
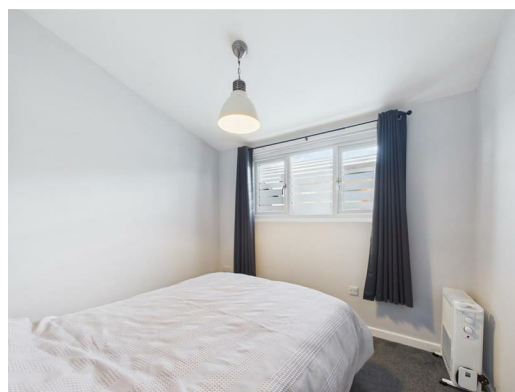
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

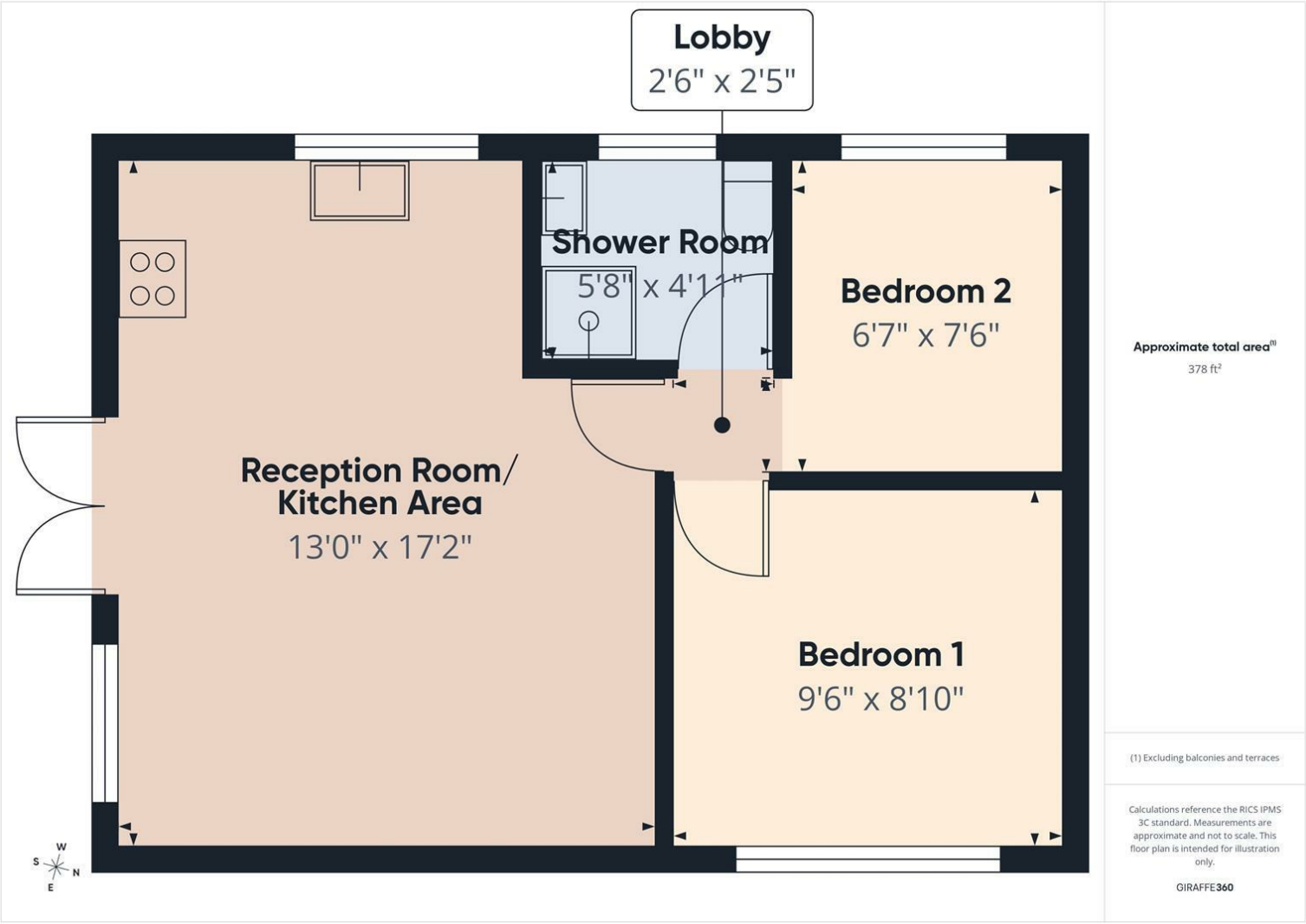
Council tax band

Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No
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.





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.

