CHOICE PROPERTIES

Estate Agents

Mason Court Alford Road, Sutton-On-Sea, LN12 2GY

Reduced To £137,000

Choice Properties are delighted to offer this immaculate and most spacious, two bedroom second floor flat, situated in a pleasant position convenient for the beach, High Street and local amenities. Shared Freehold. Remainder of 999 Year Lease which commenced in 2004.

34 High Street, Sutton on Sea, Lincolnshire, LN12 2 HB
Tel: (01507) 443777 Email: sutton@choiceproperties.co.uk Website: www.choiceproperties.co.uk
Director: R.J. Houltby • Reg. No04839633 • Registered Office:16 South Market Place, Alford, Lincolnshire, LN13 9 AE

The Property Ombudsman
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The property has the added benefit of Gas Central Heating and UPVC Double Glazed Windows. The most impressive and spacious internal accommodation consists of:

Entrance door to ;
With intercom security system.

Hallway
6'10"x7'8"
Wood effect laminate flooring. Power point. Loft access. Built in cupboard with double opening doors and radiator.

Bedroom 1
12'10"x10'2"
Fitted wardrobes and cupboards. Ceiling fan/light. Radiator. Power points.

Bedroom 2
8'10"x9'9"
Fitted wardrobes and cupboards. Ceiling fan/light. Radiator. 2 Double power points.

Living room/ Dining Room
20'9"x12'1"
Radiator. Power points. T.V. aerial point. Centre lighting. Room thermostat control for the central heating system. Dual window aspect. Archway to:

Kitchen
7'9"x9'10"
New fitted kitchen installed in 2025 with modern wall and base units with work surfaces over incorporating integral fridge/freezer. One-and-half bowl sink unit and drainer with mixer tap. Electric oven and gas hob with filter hood over. Power points. Spot lighting. Part tiled walls. Plumbing for washing machine. Cupboard housing 'Ideal' gas combination boiler.

Shower Room
5'10"x7'8"
Modern fitted shower room suite installed in 2025 and comprising of shower cubicle with electric shower, hand basin set in vanity unit incorporating w.c. Integrated storage with mirror. Chrome towel radiator. Extractor fan. Bathroom cladded walls.

Parking
To the rear of the property is the parking area with allocated parking space. There is also one visitor parking space. There is also a brick built store belonging to the property along with a communal rotary clothes drying area.

Tenure
Shared Freehold. Remainder of 999 Year Lease. We are advised by the vendor that each flat owner currently pays a service charge of approximately £50 per month. This is inclusive of building insurance.

Council Tax Band

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

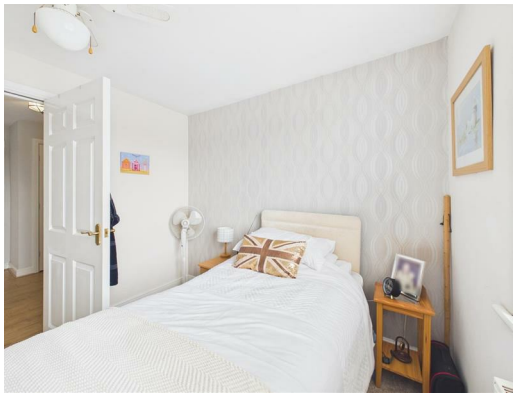
Viewing Arrangemts

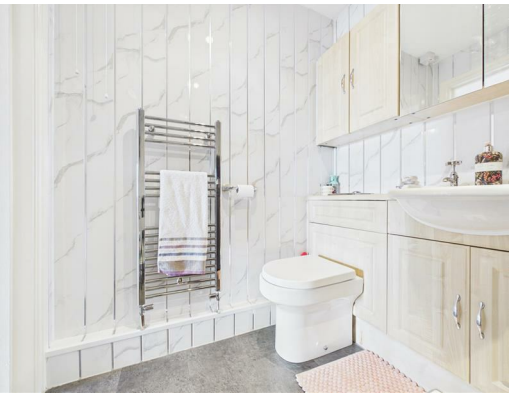
Viewing by appointment through Choice Properties on 01507 443777.

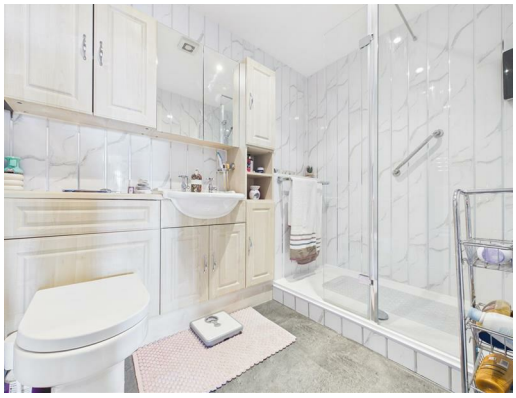
Making an offer

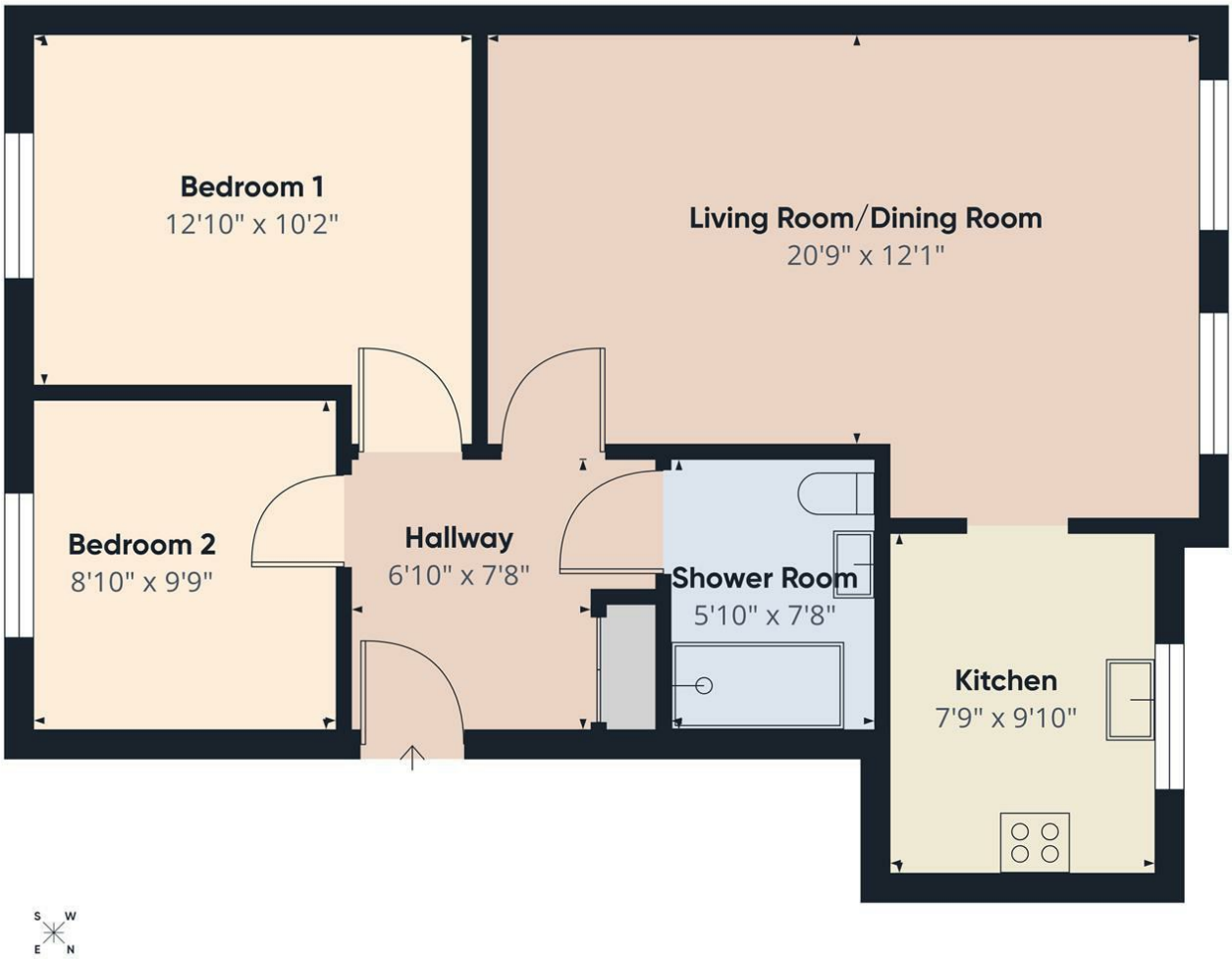
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling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

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. 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)

687 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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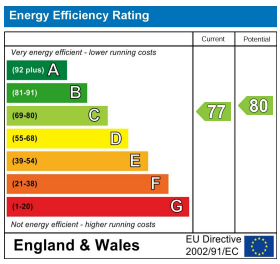
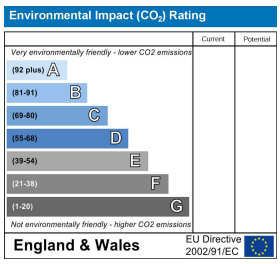
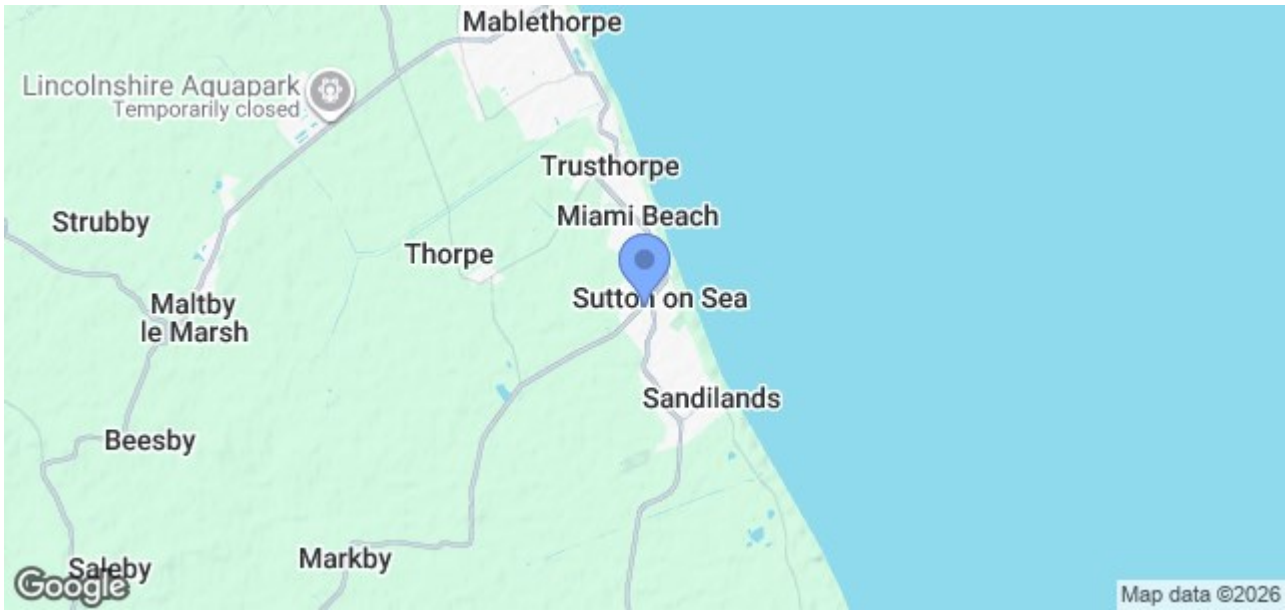
Directions

From our office head right and continue straight forward at the mini roundabout onto Alford Road. Mason Court is located immediately on your left hand side.