



Off Links Avenue, Mablethorpe



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£55,000

- 12 Month Occupancy
- Detached Park Home
- Two Bedrooms
- Open Plan Living
- Fully Insulated
- Short Drive To the Town Centre
- Leasehold
- EPC rating U



Northwood are pleased to offer for sale a beautiful detached all year round living park home, situated within walking distance of the sandy beach of Mablethorpe and being a short drive to the town centre with an array of arcades, shops, eateries and fun fair. Benefitting from being fully furnished and having central heating. The Chalet consist of open plan lounge, dining room and kitchen, with TWO bedrooms, Bathroom and External private decked seating area.

Entrance

Entering from the side of the chalet via a half glazed door into the kitchen area.

Open Plan Living 5.24m x 3.97m (17'2" x 13'0")

Having "French" doors to the front elevation with windows to side elevation, radiator, power points , tv point and open to the kitchen area. The kitchen has a window to side elevation, a range of wall units and base units with complimentary work surfaces over, single drainer sink with drainer , undercounter fridge and freezer and hob with extractor over , tiled splashbacks and power points.

Inner Hall 0.77m x 0.79m (2'6" x 2'7")

Access to all rooms.



Bedroom One 2.73m x 2.93m (9'0" x 9'7")

Window to the side elevation, good size double bedroom with ceiling light , power points , spotlights and radiator.

Bedroom Two 2.32m x 2.05m (7'7" x 6'8")

Window to the side elevation, single bedroom enough space for bunk beds, ceiling light , radiator , spotlights and power points.

Shower Room 1.51m x 1.69m (5'0" x 5'6")

Obscure window to side elevation, a three piece suite comprising of corner shower cubicle, built in vanity unit with hand wash basin and WC, fully tiled walls , radiator , spotlights and extractor fan.

Outside Space

With recently installed private decking area to the front of the property. there is a communal green area to the front of the chalet that leads to parking bays for ease of access to the chalet.

Location

Mablethorpe is a small seaside resort on the east coast of Lincolnshire, approximately 17 miles north of Skegness. The town has a range of shops and amenities including a cinema, sports centre, primary school and health care centre. Regular bus services run to the larger resort of Skegness and the market towns of Alford and Louth where a greater range of shops can be found along with secondary schools both grammar and comprehensive.

Directions

From our office in Mablethorpe travel towards the traffic lights and the High Street and turning right and heading towards to the Sea front. At the T junction turn left onto Quebec Road. Travel along Quebec Road, Turn Left on to Links Avenue, follow to the bottom and Mablethorpe Chalet Park is located at the bottom of the road. On entering the site keep to the Left and follow the road leading to K block.

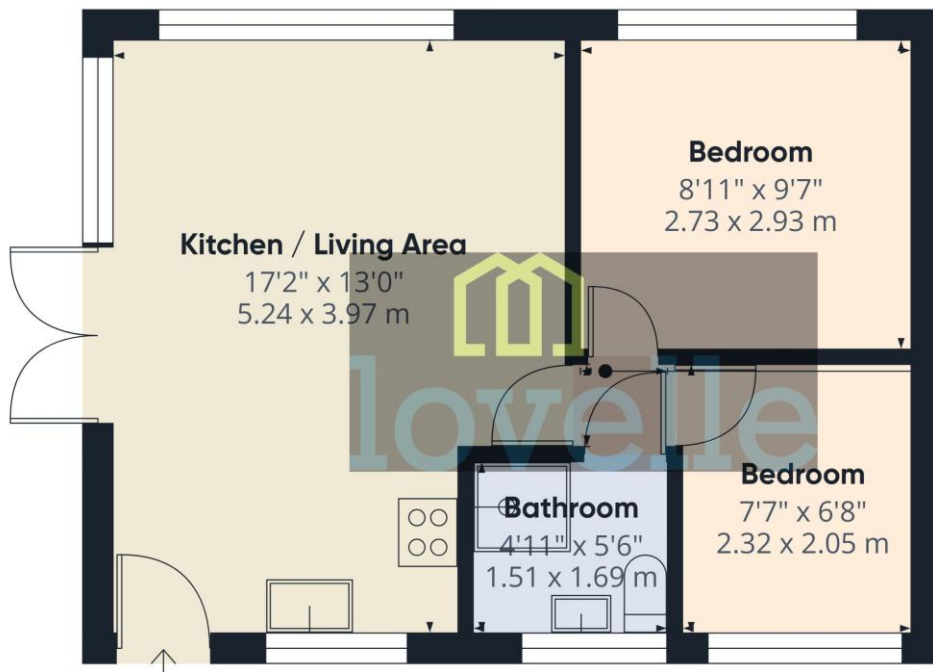
Services

The property has mains electric, water and drainage are understood to be connect but have not been tested, the purchaser should rely on their own survey to confirm this. The property is leasehold. We understand from the site that Ground Rent and Services charges area

:Lease rent - £3215.21 per annum (linked to RPI)

: Service Charge (estimated) - £612.24 (no VAT)The property is placed in Tax band A. 25 year lease - (commenced 08/11/2016)

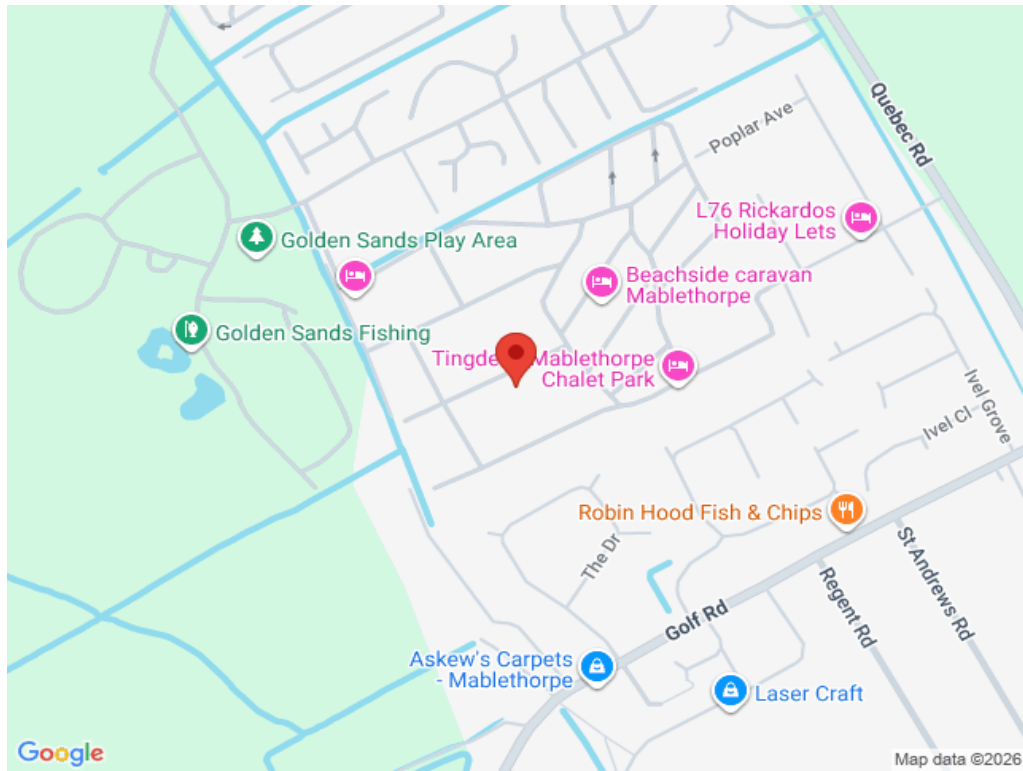
THESE PROPERTIES ARE NOT MORTGABLE.



Approximate total c
 381 ft²
 35.4 m²

(1) Excluding balconies and 1

Calculations reference the RI
 32" standard. Measurement



Northwood Lincoln

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