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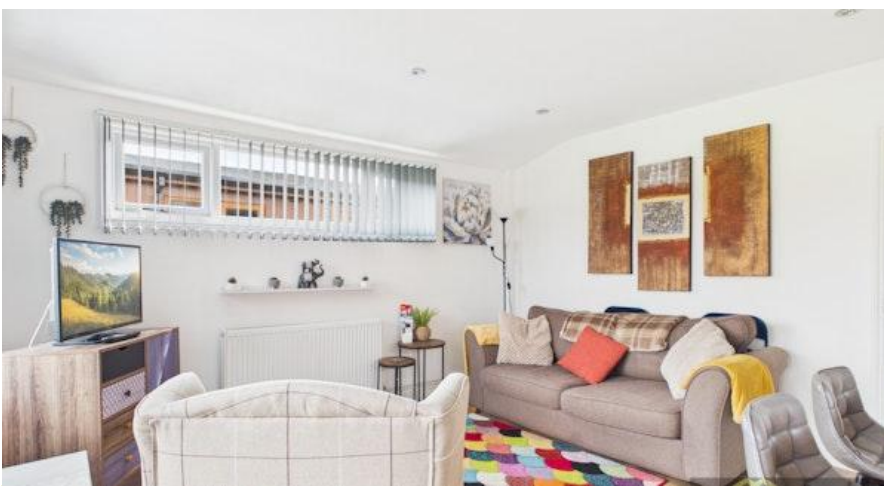


Off Links Avenue , Mablethorpe



When it comes to
property it must be


lovelle



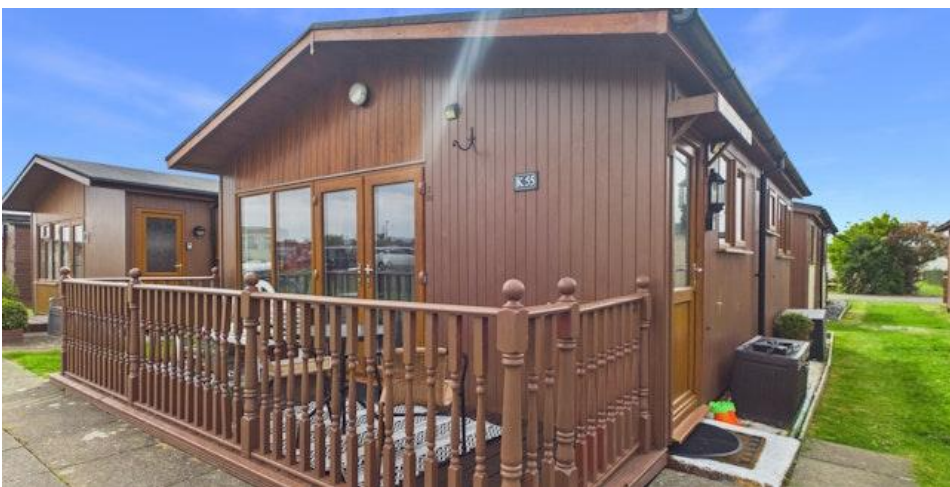
£55,000



Lovelle 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.

Key Features

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



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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 - £4,215.21 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.

Agents Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representations of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

Viewings

By appointment with the Sole Agent Lovelle Estate Agency, telephone . We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

EPC

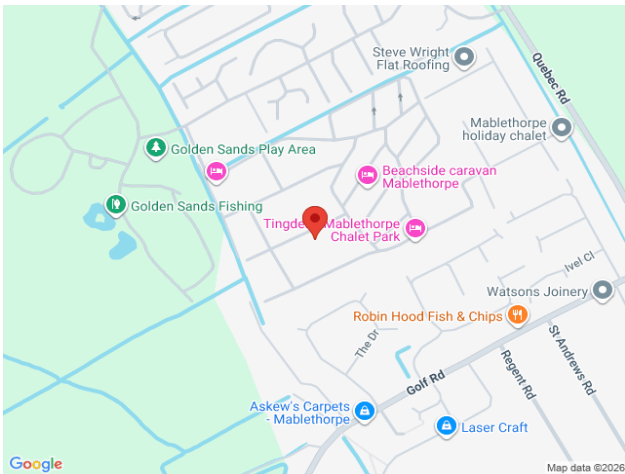
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

How to make an Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than the stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website and you can opt-out at any time by simply contacting us. For any offer, you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under the new Money Laundering Legislation.

Mortgages

You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on to arrange an appointment.



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