CHOICE PROPERTIES
Estate Agents

K42 Mablethorpe Chalet Park, Mablethorpe, LN12 1QN

Reduced To £56,000

Choice Properties are pleased to offer for sale this beautifully presented two bedroom detached 'California' style chalet, situated on the ever sought after Mablethorpe Chalet Park, only a stones throw from the award winning golden sandy beaches. With on-site amenities, 12-months occupancy and no onward chain, early viewing is most certainly advised, given there is a new 35-year lease extension included within the sales price.

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Director: R.J. Houltby • Reg. No: 04839633 • Registered Office: 16 South Market Place, Alford, Lincolnshire, LN13 9AE

The Property Ombudsman
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The chalet features electric heating and double glazed uPVC windows throughout. The beautifully maintained accommodation comprises:

Kitchen/Reception Room
17'05" 13'04"

Reception Room
Light and airy reception room benefiting from dual aspect windows and fitted with double opening 'French' doors to the decked veranda and a TV aerial. 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 electric oven, four ring electric hob, space for a freestanding under-counter fridge/freezer and partly tiled walls.

Lobby
2'04" x 2'05"
With doors to:

Bedroom 1
9'01" x 9'10"
Double bedroom with a TV aerial.

Bedroom 2
7'11" x 6'11"

Shower Room
5'08" x 5'08"
Fitted with a three piece suite comprising corner shower enclosure with electric 'Mira Go' shower over, hand wash basin with mixer tap; built into vanity and WC with dual flush button, tiled walls and a heated towel rail.

Outside Space
The outside communal areas are well maintained all year round and to the rear of the chalet, you will find two useful storage units.

Communal Parking
Ample communal parking on site.

Tenure
Leasehold. There was a 15-year lease issued on the 28th October 2014. The site's current annual ground rent is £2,790.97 and the current annual service charge is £564.18. Insurance, water and electricity payable independently.

Viewing arrangements
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

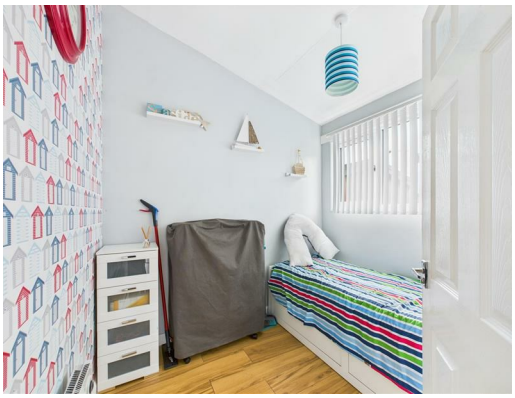
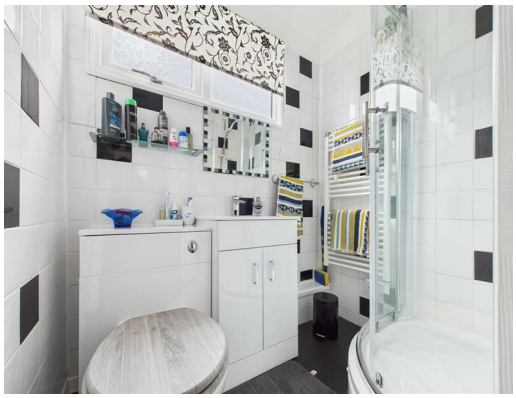
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling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

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(1)

394 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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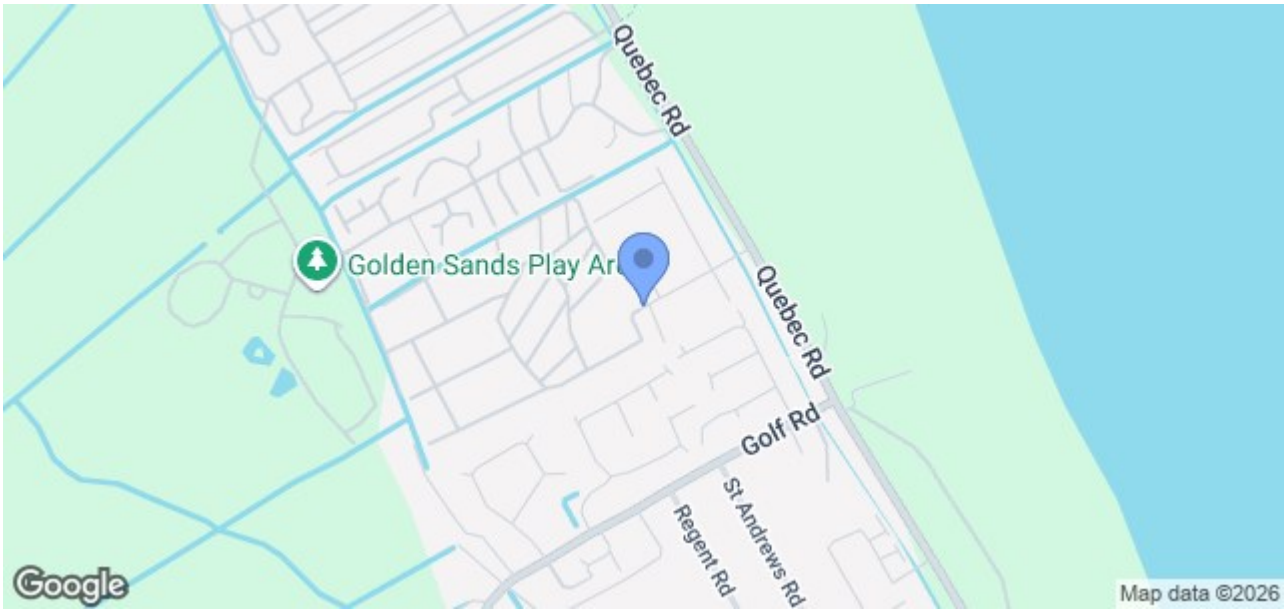
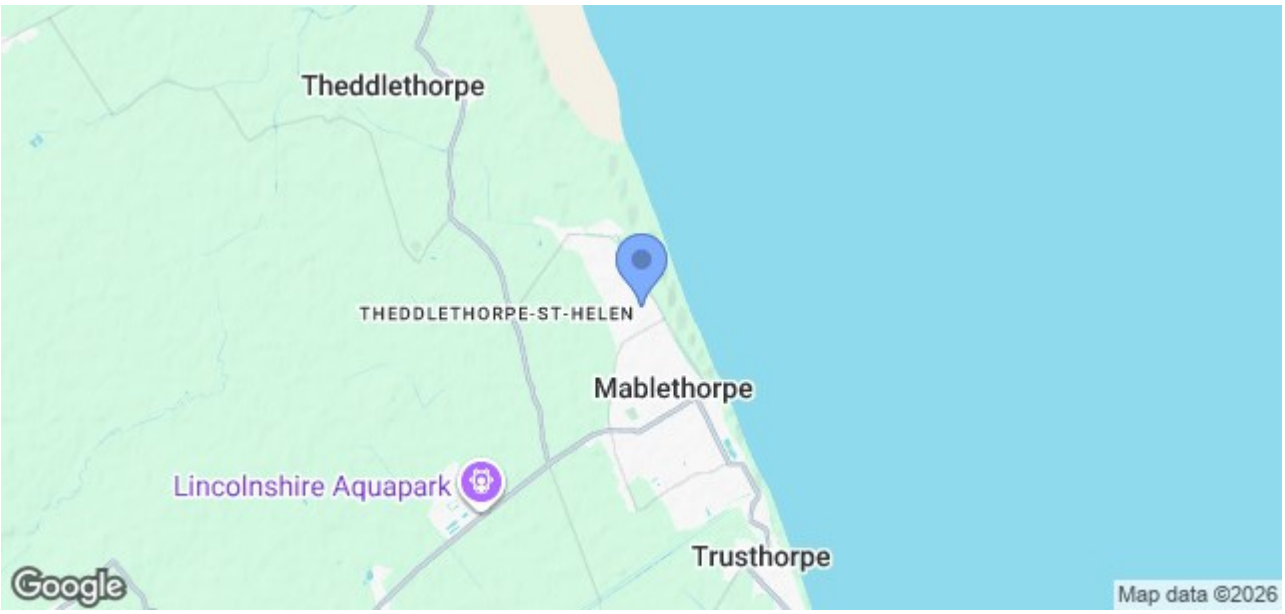
Directions

From our 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.