CHOICE PROPERTIES
Estate Agents

A3 Mablethorpe Chalet Park Links Avenue,

Price £13,500

Choice Properties are excited to offer for sale this two bedroom 'Bermuda' style chalet on the popular 'Mablethorpe Chalet Park'. Benefiting from on site amenities and being only a short walk to the beach, the chalet comes with the remainder of the current 14-year lease. Early viewing is advised.

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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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Offering a proportioned interior accommodation, the chalet comprises:-

Entrance Lobby
3'05" x 2'08"
Front door leading into the entrance lobby which houses the wall mounted consumer unit, with tiled flooring and doors to:-

Reception Room/Kitchen Area
14'04" x 9'04"
With double opening doors to the rear, laminate flooring and set in and 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, four ring ceramic hob, integrated 'Indesit' oven, space for a washing machine and partly tiled walls.

Bedroom 1
7'09" x 7'06"
Double bedroom with laminate flooring.

Bedroom 2
5'11" x 7'06"
With laminate flooring.

Shower Room
4'04" x 2'07"
Fitted with a shower cubicle with electric 'Triton T80' shower over, corner hand wash basin with single hot and cold taps and tiled walls.

WC
4'09" x 2'08"
Fitted with a WC with dual flush button, hand wash basin with single hot and cold taps and tiled flooring.

Tenure
Leasehold. There are currently approximately 14 years remaining on the current lease. The current annual ground rent is £4,215.12 and the current annual service charge is £612.24; both payable to Tingdene Mablethorpe Chalet Park.

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.

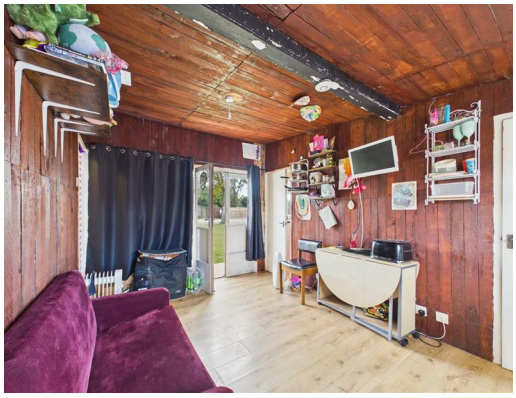
Making an offer
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If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

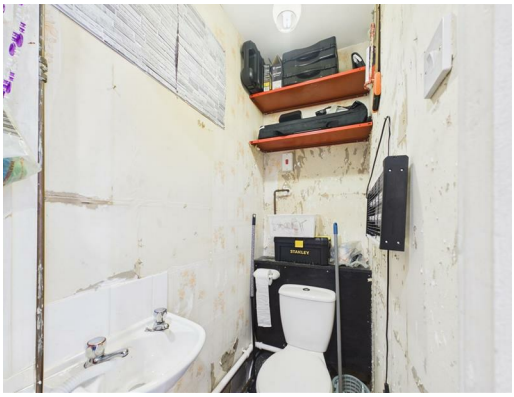
Council tax band

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

275 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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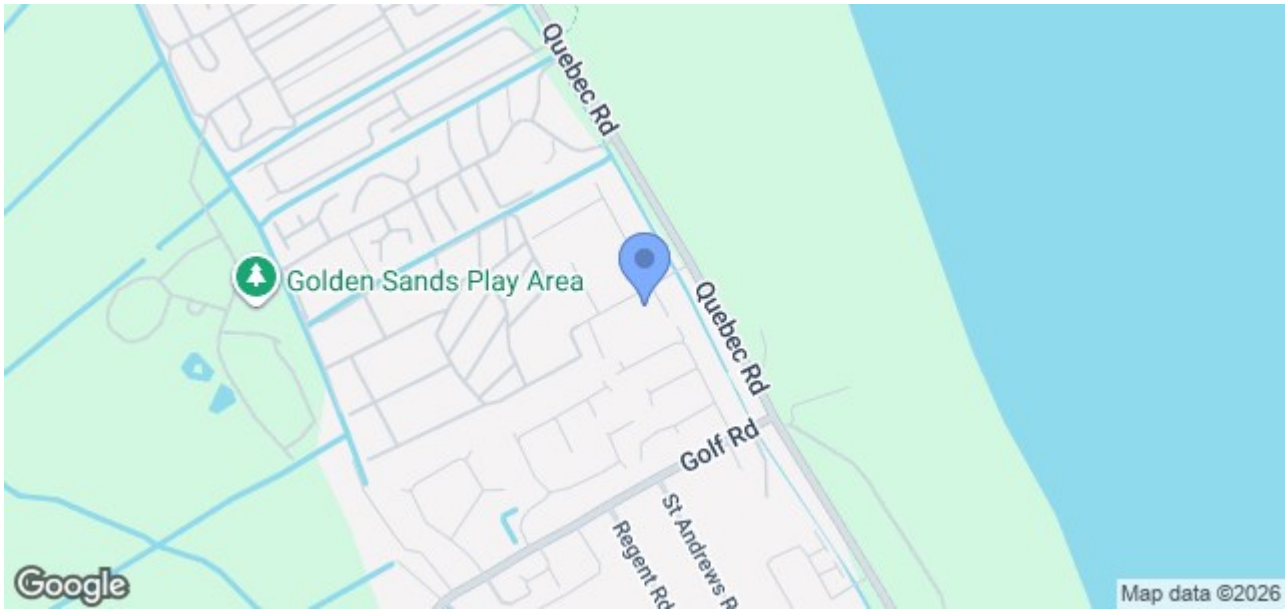
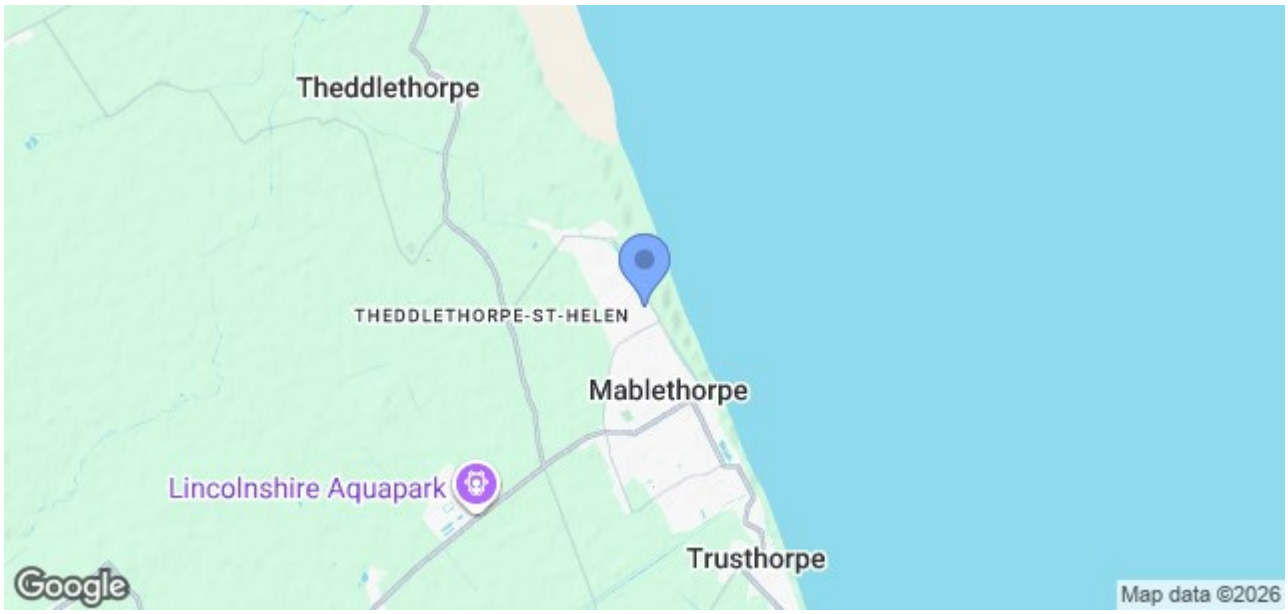
Directions

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.