



Quebec Road, Mablethorpe



1



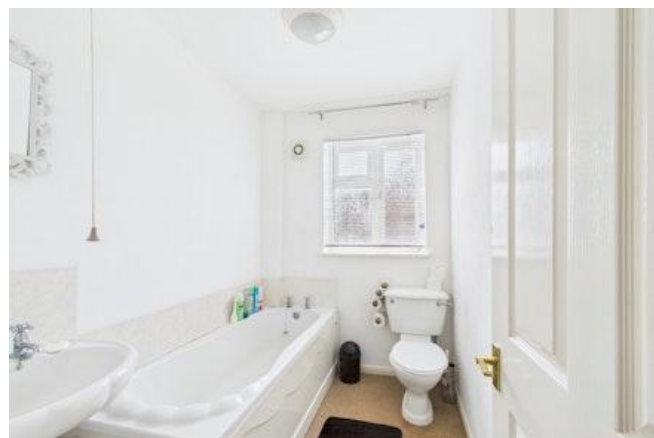
1



1

OIRO £58,000

- Ground Floor Flat
- One Bedroom
- Open Plan Living Area
- Private Front Garden
- Bathroom
- Being Sold Fully Furnished
- Leasehold
- EPC rating U



NEW TO THE MARKET! Northwood offer a Ground floor apartment, offering open plan lounge, kitchen and dining room, one double bedroom and bathroom. Being located within walking distance of the beach, literally just over the road!, close to local amenities, such as cinema, local shop and a short distance from the town centre.

Entrance

Entering through a half glazed Upvc door into the living area.

Open Plan Living Area 4.45m x 3.61m (14'7" x 11'10")

Window to front elevation, ceiling light, power points, tv point, electric storage heater and opening to the kitchen.

Kitchen Area

Fitted with a range of base and wall units with worktop over, one bowl stainless steel sink unit with drainer, tiled splashbacks, electric cooker point, extractor fan, power points and space for table and chairs.

Bedroom 2.47m x 3.54m (8'1" x 11'7")



Window to side elevation, double bedroom, power points, electric storage heater, built in storage cupboard and door leading into the bathroom.

Bathroom 2.22m x 1.66m (7'4" x 5'5")

Obscure window to rear elevation, a three piece suite comprising of bath , pedestal wash hand basin, WC and extractor fan.

Outside Space

To the front of the property is a walled low maintenance gravelled garden area with seating, gated access and pathway leading to the front door.

Location

The Property is located a stones throw from the blue flag beach of Mablethorpe, having a nearby local shop, cinema and a short drive from Tesco, or the town centre of Mablethorpe.

Direction

From our Mablethorpe office proceed to the traffic lights and turn right onto the High Street. At the end of the road turn left onto Quebec Road and travel along this road, the property can be found to the side of the Cinema.

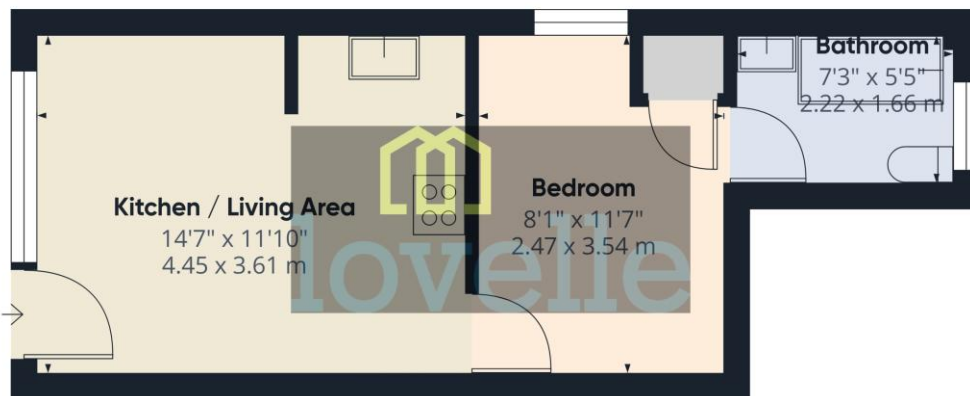
Services

The property has water, electricity and drainage. We have not tested any heating systems, fixtures, appliances or services.

Council Tax Band A

Ground Rent Charge £100.00, Annual Charge £330.00 and 93 Years remaining on the lease.

Northwood Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

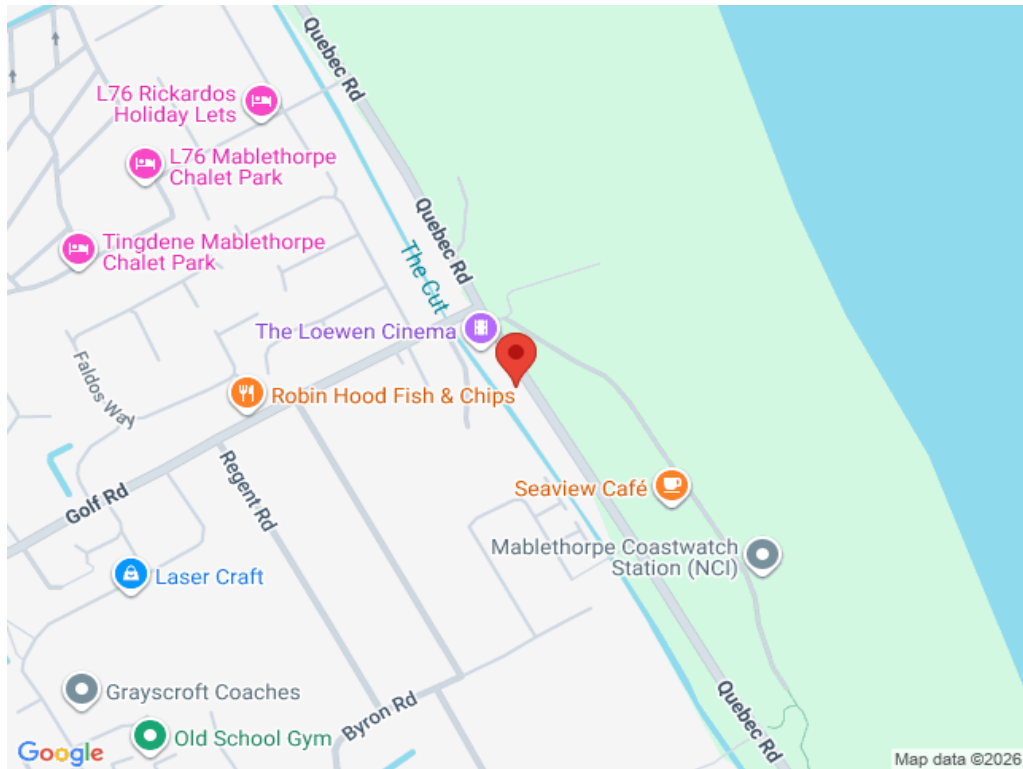


Approximate total area⁽¹⁾
309.03 ft²
28.71 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Northwood Lincoln

01522 525 555

Lincoln@northwooduk.com