



Quebec Road, Mablethorpe



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OIRO £69,950

- GROUND FLOOR APARTMENT
- Seating Area to The Front
- Long Lease
- No Upper Chain
- Open Plan Living/Dining/Kitchen Area
- 10 Month Usage
- Leasehold
- EPC rating D



A fantastic opportunity to acquire a ground floor apartment in an enviable seaside location, ideal for beach lovers with the shoreline literally just a few steps from your doorstep. The accommodation comprises an open-plan living/kitchen area, double bedroom, and bathroom, offering comfortable and low-maintenance coastal living. Conveniently located close to a local corner shop, cinema, and within easy walking distance of the town centre and its range of amenities. The property can be occupied for 10 months of the year, making it an ideal holiday retreat, investment opportunity, or coastal escape. Early viewing is highly recommended to fully appreciate the superb location and lifestyle on offer.

Entrance

Having a Upvc half glazed door to the front elevation, opening into the open plan living accommodation.

Open Plan Living Area 5.03m x 3.56m (16'6" x 11'8")

Having a Upvc window to the front elevation, half glazed Upvc door to the front elevation, centre ceiling light, TV aerial point, wall mounted electric fire, electric storage heater, coving to ceiling open to the kitchen.



Kitchen Area

With a range of fitted wall and base units with complimentary work surface over, stainless steel sink with drainer, tiled splash backs, plumbing for washing machine, electric cooker point, built in storage cupboard, space for table and chairs.

Bedroom 2.46m x 3.56m (8'1" x 11'8")

Upvc window to the side elevation, wall mounted electric storage heater, high level electric consumer unit, ceiling light, door to bathroom.

Bathroom

Comprising of panelled bath, WC and pedestaled wash hand basin, Upvc window to the side elevation, ceiling light and tiled splash backs.

Outside

Front Garden

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.

Directions

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

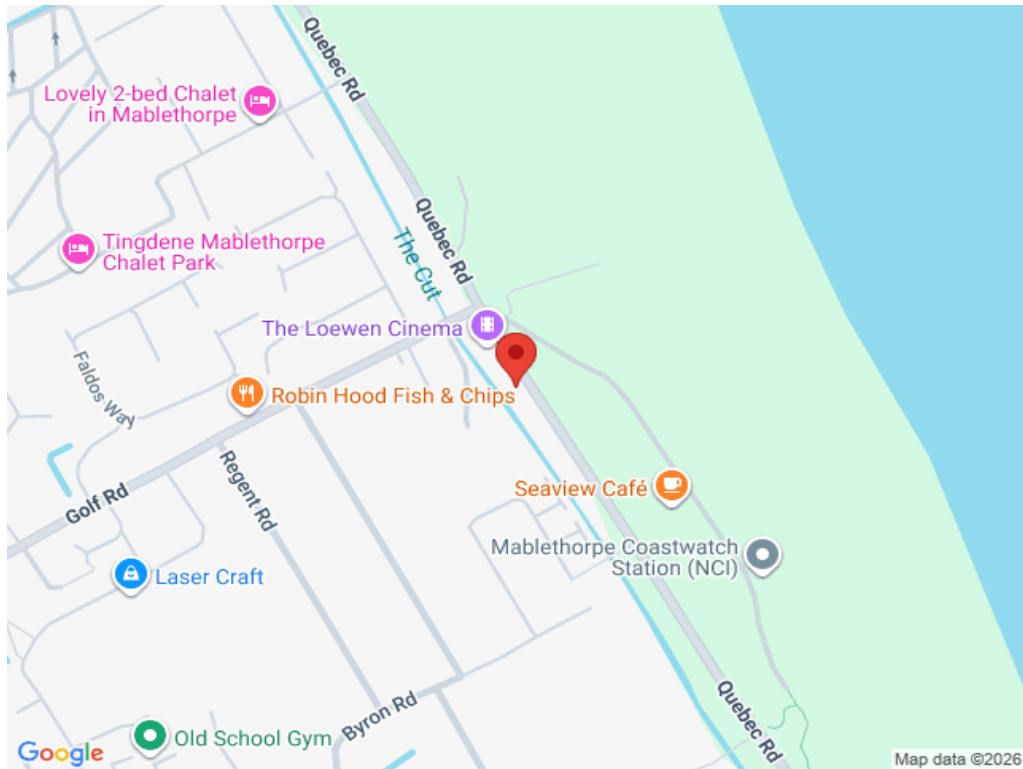
The property has water, electricity and drainage. We have not tested any heating systems, fixtures, appliances or services.

Council Tax Band A

Ground Rent Charge £100.00, Annual Charge £330.00 and 94 Years remaining on the lease.

Northwood Mablethorpe 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.





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