

Buy. Sell. Rent. Let.



lovelle

Sutton Road, Trusthorpe

 1  1  1

When it comes to
property it must be

lovelle



£69,995



1



1

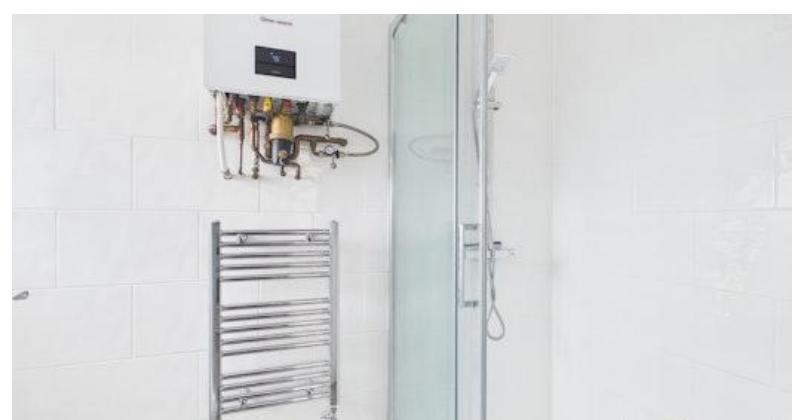
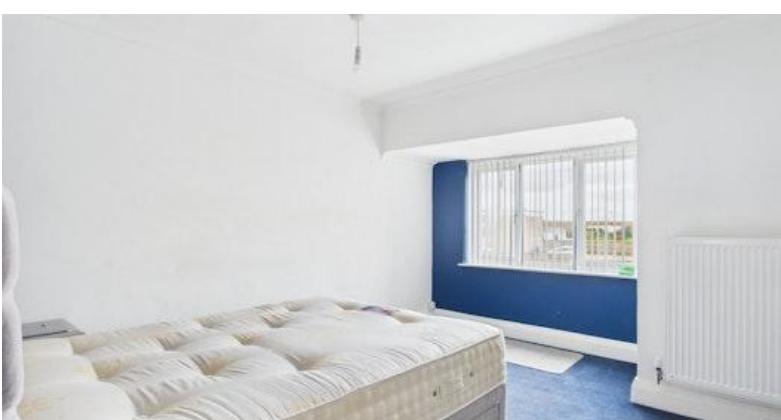


1

Lovelles are pleased to bring to market this well maintained and ready to move into one bed first floor flat with no onward chain! The flat is situated minutes away from the beach.

Key Features

- NO ONWARD CHAIN
- One Bedroom First Floor Flat
- Parking Space
- Roof Terrace
- Outbuilding
- Close to the Beach
- EPC rating E
- Tenure: Leasehold



Lovelles are pleased to bring to market this well maintained and ready to move into one bed first floor flat with no onward chain! The flat is situated minutes away from the beach. The property comprises of Kitchen, Bathroom , Lounge and Bedroom. With Roof Terrace, Car Parking Space and Outbuilding.

Accommodation

Entry to the flat is accessible by external steps which leads to the roof terrace, entry into the flat via a Upvc door in.

Kitchen

1.84m x 2.41m (6'0" x 7'11")

Obscure window to side elevation , fitted with base and wall units with worktop over, one bowl sink unit with drainer, tilled splashbacks, space an plumbing for washing machine, space for under counter fridge and freezer, cooker point, power points and radiator.

Shower Room

1.31m x 2.4m (4'4" x 7'11")

Obscure window to rear elevation , a three piece suite comprising of large shower cubicle, vanity wash hand basin with WC , fully tilled walls and ladder style radiator. The boiler is housed here.

Lounge

4.16m x 3.28m (13'7" x 10'10")

Box bay window to side elevation, feature electric fire, tv point, telephone point, power points and radiator.

Bedroom

3.29m x 4.13m (10'10" x 13'6")

Window to front elevation, spacious double bedroom, radiator and power points.

Outside

The property has a roof terrace to the front of the property. Entry is gained via this way. Flat 1 has right of way over this area to access their property. There is a car parking space with the property on the gravelled area to the front of the property.

Outbuilding

Location

Trusthorpe is a small seaside resort on the East Lincolnshire coast, between the larger resorts of Mablethorpe and Sutton on Sea, and being approximately 15 miles north of Skegness. Mablethorpe and Sutton on Sea have a range of shops, bars and restaurant.

Directions

From our office, Head south-east on Victoria Rd/A52 towards The Boulevard, Continue to follow A52 , turn right onto Mill field Flat and the flat is in front of you.

Services

Leasehold on a 99 year lease which commenced 1st December 2006. 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 placed in Tax band A .Lovelles 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. Mobile and broadband It is advised that prospective purchasers visit checker.ofcom.org.uk in order to review available wifi speeds and mobile connectivity at the property.

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.

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.

Viewings

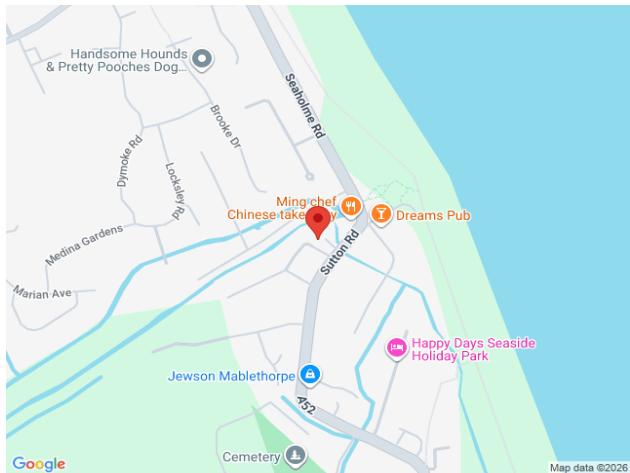
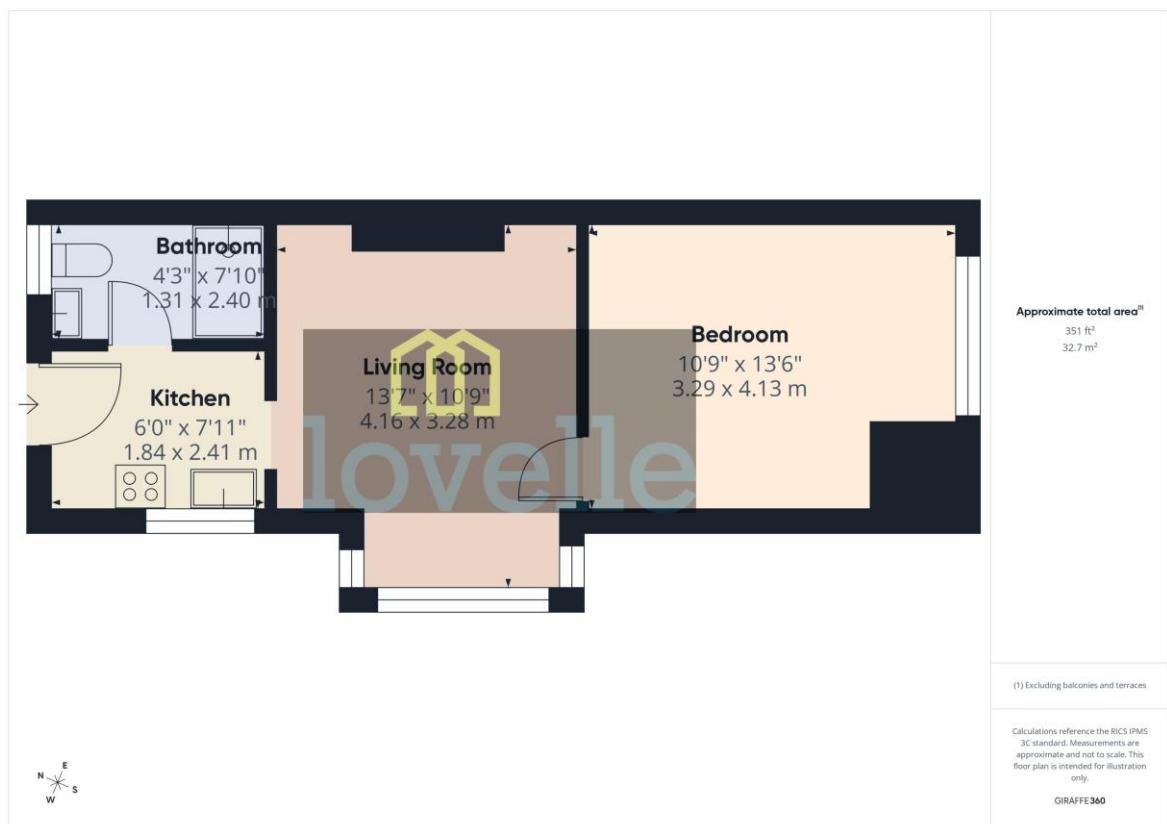
By appointment with the Sole Agent Lovelle Estate Agency, telephone . We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that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

Mortgage Advice

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.

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.



When it comes to **property**
it must be


lovelle

01507 478297

Mablethorpe@Lovelle.co.uk