CHOICE PROPERTIES
Estate Agents

8 Maple Court Stanley Avenue, Mablethorpe, LN12 1DR

Reduced To £84,950

Choice Properties are pleased to offer for sale this well maintained first floor one bedroom apartment in the ever-popular; Maple Court. Offering a generously proportioned interior layout, the apartment is situated in a convenient central position, close to both local amenities and the beach. Maple Court is also one of the only blocks in Mablethorpe that offers a lift; for easy accessibility. Early viewing is most certainly advised.

21 Victoria Road, Mablethorpe, Lincolnshire, LN12 2AF
Tel: (01507) 472016 Email: mablethorpe@choiceproperties.co.uk Website: www.choiceproperties.co.uk
Director: R.J. Houltby • Reg. No: 04839633 • Registered Office: 16 South Market Place, Alford, Lincolnshire, LN13 9AE

The Property Ombudsman
naea | propertymark PROTECTED

The well presented accommodation benefits from uPVC double glazing throughout, an electric heating system and comprises:-

Hallway
3'03" x 7'09"
Front door leading into the hallway with laminate flooring, the wall mounted intercom system, wall mounted thermostat and a large airing cupboard (measuring 3'08" x 3'11") housing the immersion heater.

Reception Room
15'02" x 12'11"
Light and airy reception room with a bay window to front aspect, ample space for a dining table, TV aerial, new wooden flooring and double opening doors to the kitchen.

Kitchen
7'05" x 9'02"
Fitted with a range of wall and base units with worktop over, one and a half bowl stainless steel sink with drainer and new mixer tap, four ring electric hob with stainless steel hood over, electric oven, space for an undercounter fridge/freezer, plumbing for a washing machine, laminate flooring and inset spot lighting.

Bedroom
12'09" x 9'09"
Spacious double bedroom.

Bathroom
7'05" x 5'05"
Fitted with a three piece suite comprising a panelled bath tub with new mixer tap and new electric 'Triton T70gsi+' shower over, pedestal hand wash basin with new mixer tap and WC with dual flush button, part tiling to the walls, heated towel rail, a new extractor fan and inset spot lighting.

Parking
Allocated parking space.

Tenure
Leasehold.

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.

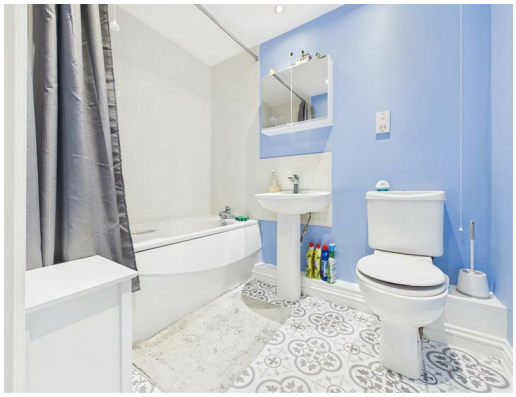
Making an offer
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulations we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If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

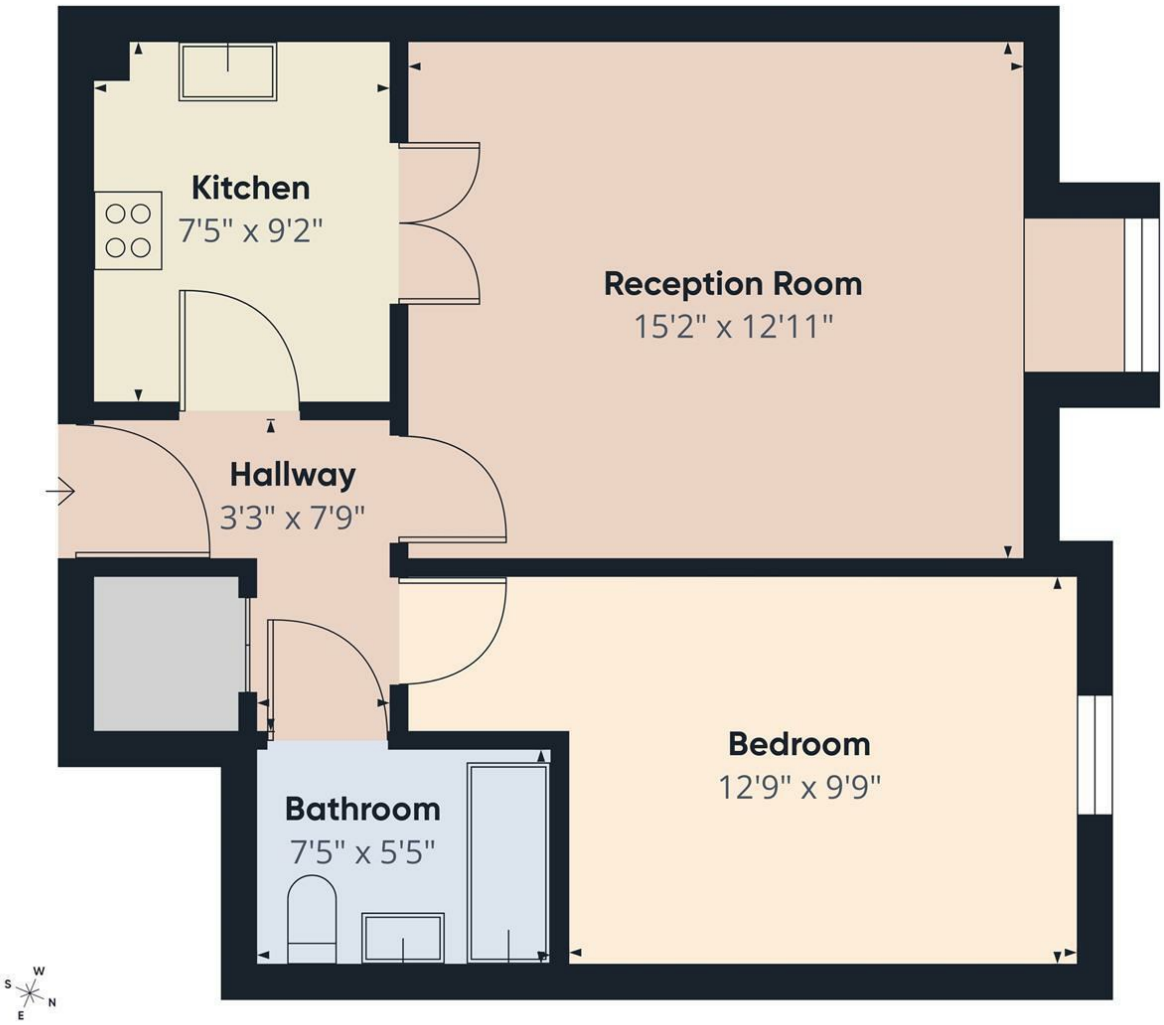
Council tax band
Local Authority - East Lindsey District Council,
The Hub,

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)

502 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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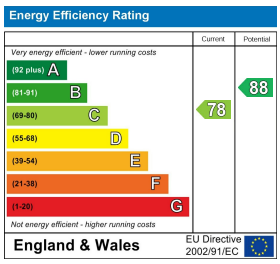
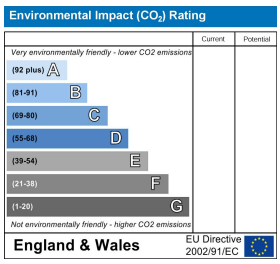
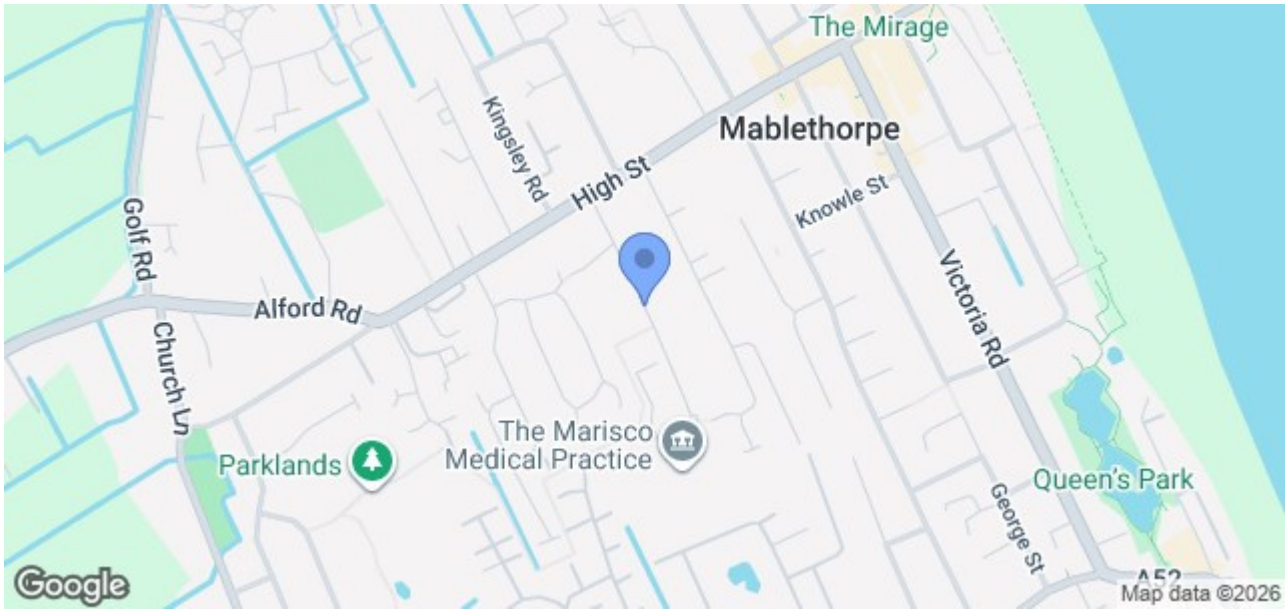
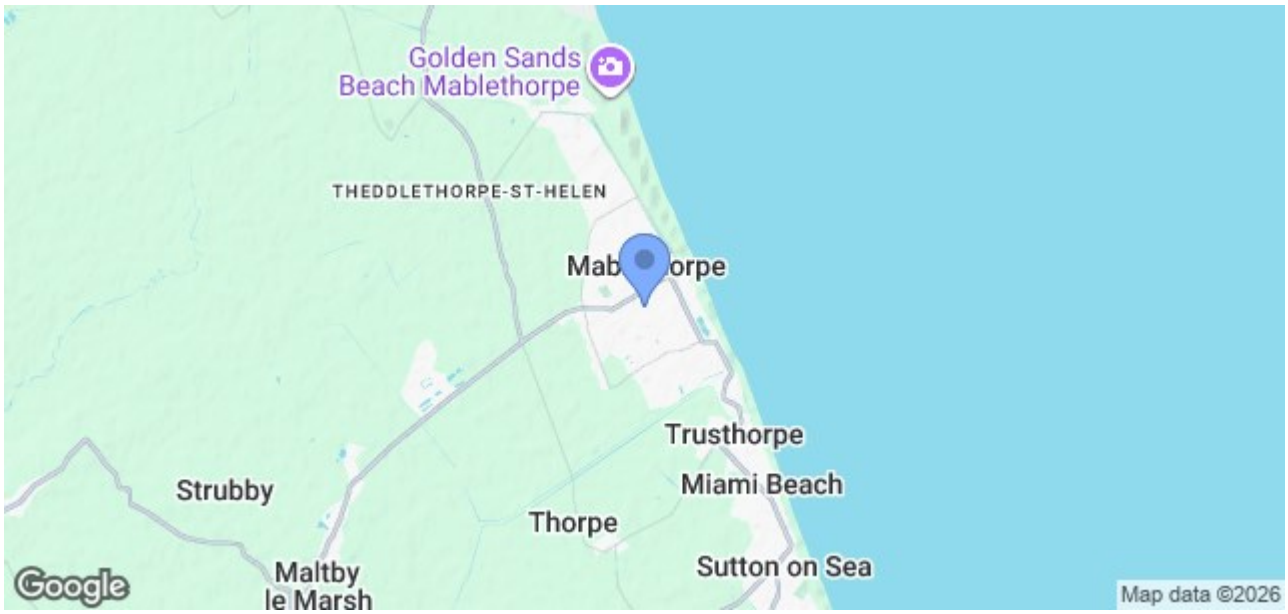
Directions

From our Mablethorpe office head north along Victoria Road, at the traffic lights turn left onto the High Street and Maple court can be found on your left hand side just before the Lidl supermarket.