CHOICE PROPERTIES
Estate Agents

21 Queens Park Flats Queens Park Close,

Price £149,950

Choice Properties are excited to bring to the market this three bedroom second floor apartment set in the ever sought after Queens Park Flats, overlooking both Queens Park Lake and the sea and 'Blue Flag' award winning golden sandy beaches. The apartment offers any prospective buyer potential to modernise and add their own stamp to the property, and also comes with the added benefit of a garage. Early viewing is advised with the apartment being further offered with no onward chain.

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
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The abundantly light and bright accommodation comprises a mains gas central heating system, uPVC double glazing throughout and comprises:-

Entrance Lobby
3'06" x 3'02"
Front door leading into the entrance lobby with a door to the:

Hallway
11'02" x 2'09" extending to 27'07" x 2'10"
With a built in storage cupboard with railing, a built in storage cupboard with shelving, loft access and doors to:-

Reception Room
14'06" x 12'01"
Light and airy reception room with a TV aerial, telephone point and sliding patio doors to the enclosed railed balcony, overlooking the sea.

Kitchen
6'09" x 13'05"
Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and single hot and cold taps, space for a freestanding cooker, space for a freestanding fridge/freezer, space and plumbing for a washing machine, partly tiled walls and the kitchen also houses the wall mounted 'Ocean' combination boiler; supplying both the central heating and hot water systems.

Bedroom 1
9'08" x 10'02"
Double bedroom with an array of fitted wardrobes and drawer units.

Bedroom 2
10'00" x 6'08"
Double bedroom with a built in single storage cupboard housing the consumer unit.

Bedroom 3
6'06" x 10'03"
Fitted with a double wardrobe and dressing table.

Bathroom
5'04" x 10'03"
Fitted with a three piece suite comprising a panelled bath tub with single hot and cold taps, pedestal hand wash basin with single hot and cold taps and WC with cistern lever, partly tiled walls.

Garage
8'09" x 16'10"
With an up and over door, providing off road parking for one vehicle.

Tenure
Leasehold.
Remainder of a 999-year lease which started in 1988.
Management fee approx. £64.00 per month.
Please note that these flats can no longer be let out.

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

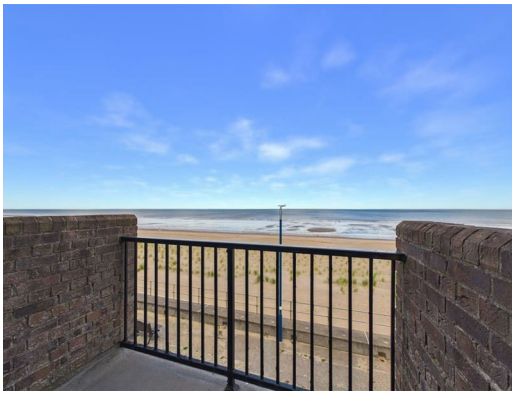
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling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

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.



Floor 1 Building 1

Floor 0 Building 2

Approximate total area(1)

843 ft²

Balconies and terraces

31 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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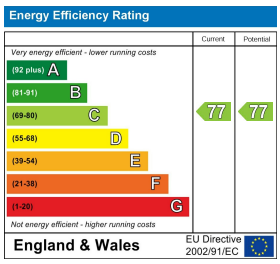
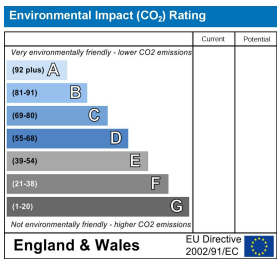
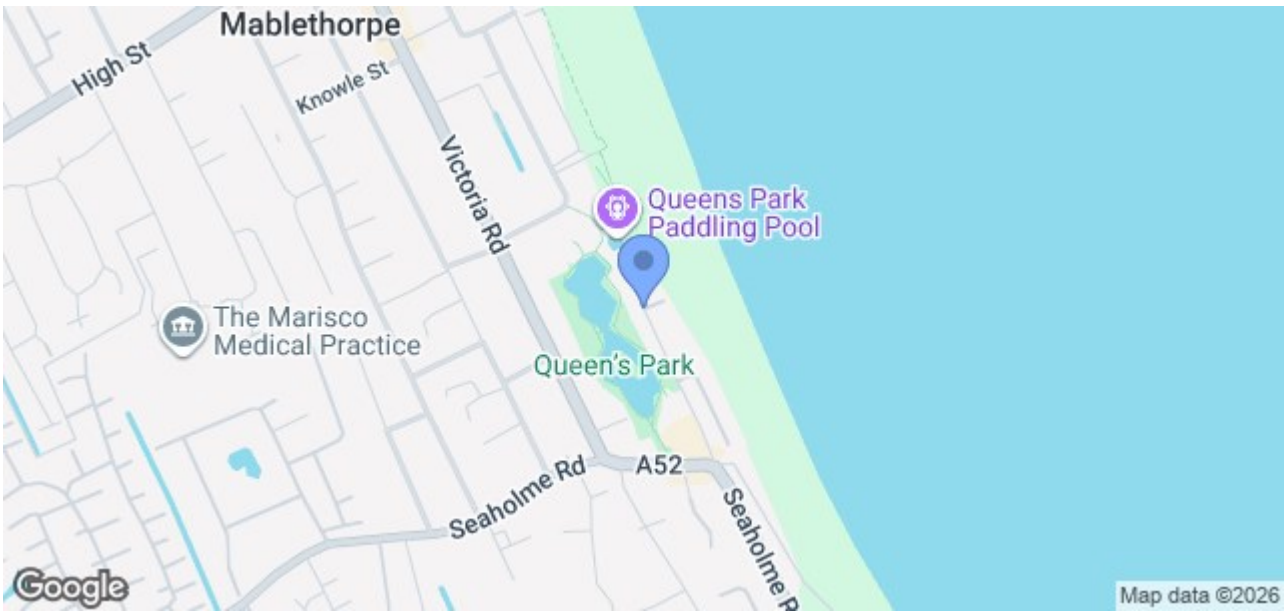
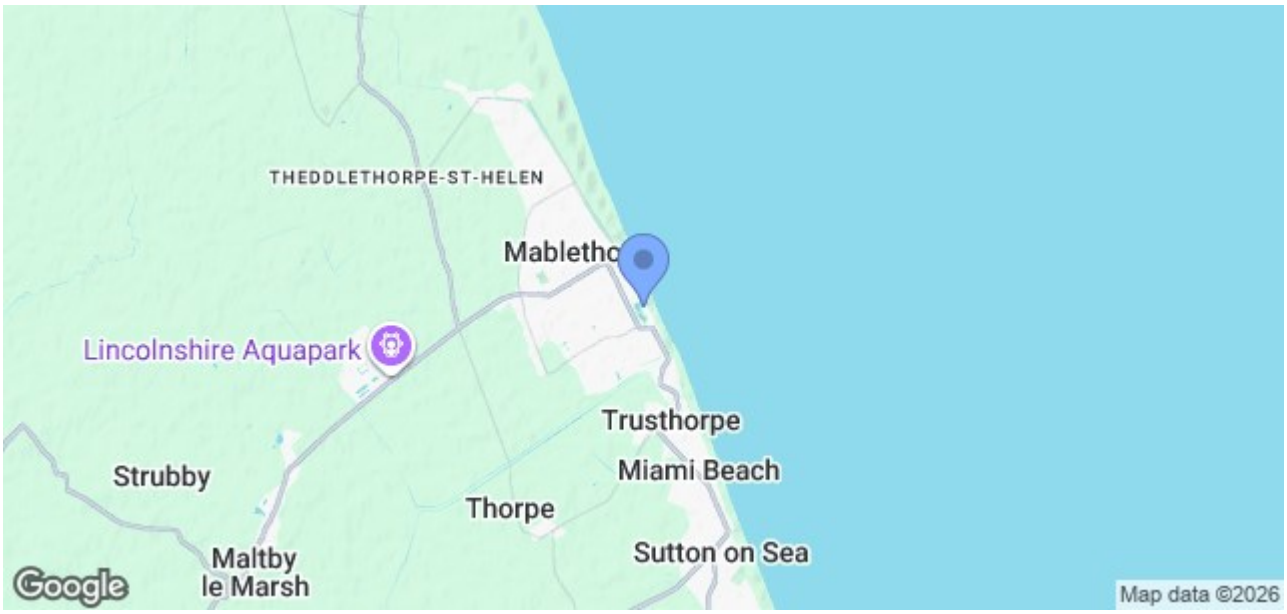
Directions

From our office head south along Victoria Road in the direction of Sutton on Sea, at the Eagle Hotel follow the road round to the left and the flats can now be seen directly in front of you. Take the next road to the left which is Queens Park Close and then your first right which leads into the development.