



Barton Court Seaholme Road, Mablethorpe



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£105,000

- First Floor Flat
- Two Bedrooms
- Within Walking Distance of The Beach
- Private Parking
- Lounge
- Kitchen
- Leasehold
- EPC rating C



Two Bedroom First Floor Apartment - Close to Beach & Town Centre

Ideal First Time Buy, Holiday Home or Investment Opportunity We are delighted to offer for sale this well-proportioned two-bedroom first floor apartment, ideally situated in Mablethorpe, just a short distance from the beach and within easy walking distance of the town centre.

Communal Entrance Hall

The door is to the front of the property and gives access to the inner hall and door to the two first floor flats.

Property Entrance Hall 3.09m x 0.89m (10'1" x 2'11")

Entering via a Upvc door and giving access to all rooms, radiator, ceiling light, built in storage cupboard.

Lounge 3.62m x 4.1m (11'11" x 13'6")

Having a window to the front elevation, feature fire surround, ceiling light, wall lights, radiator, TV point and electric sockets.

Kitchen 2.46m x 2.61m (8'1" x 8'7")



Having a UPVC window to the rear elevation, a range of base and wall mounted units with work surface over, space and plumbing for washing machine, and tumbler drier, space for under counter fridge and freezer, wall mounted gas boiler, extractor hood, radiator and breakfast bar area. There is space for an oven, currently the owner uses this space for a tumble dryer.

Bedroom One 2.8m x 3.05m (9'2" x 10'0")

Upvc window to the front elevation being a really good size double room, with ceiling light and radiator.

Bedroom Two 2.48m x 2.57m (8'1" x 8'5")

A good sized single bedroom. UPVC window, central heating radiator, ceiling light.

Bathroom 1.89m x 1.65m (6'2" x 5'5")

Comprising of a Three piece suite to include a panelled bath, pedestaled wash hand basin and duel flush WC, having part tiled walls, with some timber cladding, radiator and ceiling light.

Parking

To the rear of the property are allocated parking spaces for the apartments along with guest parking area.

Communal Gardens

To the rear of the property is a good size green area which is for use of all occupants of the apartments, again to the front is a fenced green area with pathways leading to communal doors.

Location

Being located in Mablethorpe and a stones throw away from the beach, a short distance to the town centre of Mablethorpe which offers a sports centre, supermarkets to include Co-Op and Lidle, further out of town is Tesco, Heron, Post office, lots of cafes, Ice cream shops.

Directions

From our office Head south-east on Victoria Rd/A52 towards The Boulevard Continue to follow A52 0.5 miles and the property can be found on the right hand side.

Services

The property has mains electric, gas, water and drainage are understood to be connected but have not been tested, the purchaser should rely on their own survey to confirm this. The property is placed in Tax band A . 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.

£175 per annum ground rent. Service maintenance charge £243 per annum. Expiry date of lease 23rd June 2168

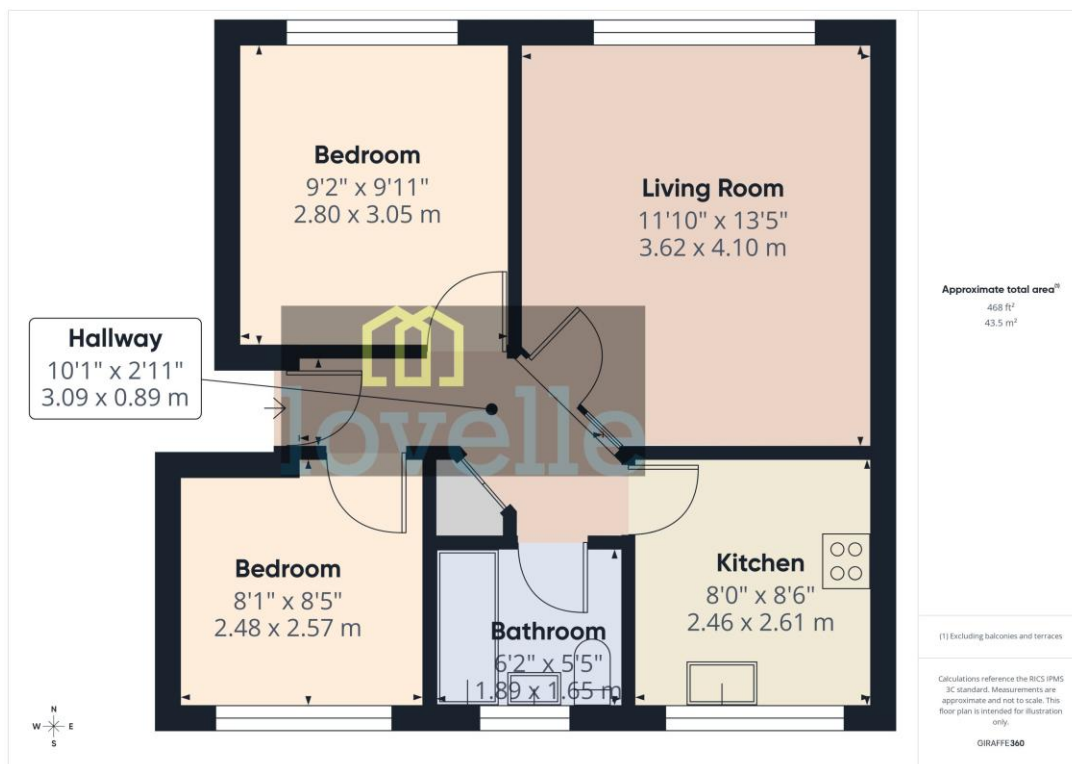
How To Book A Viewing

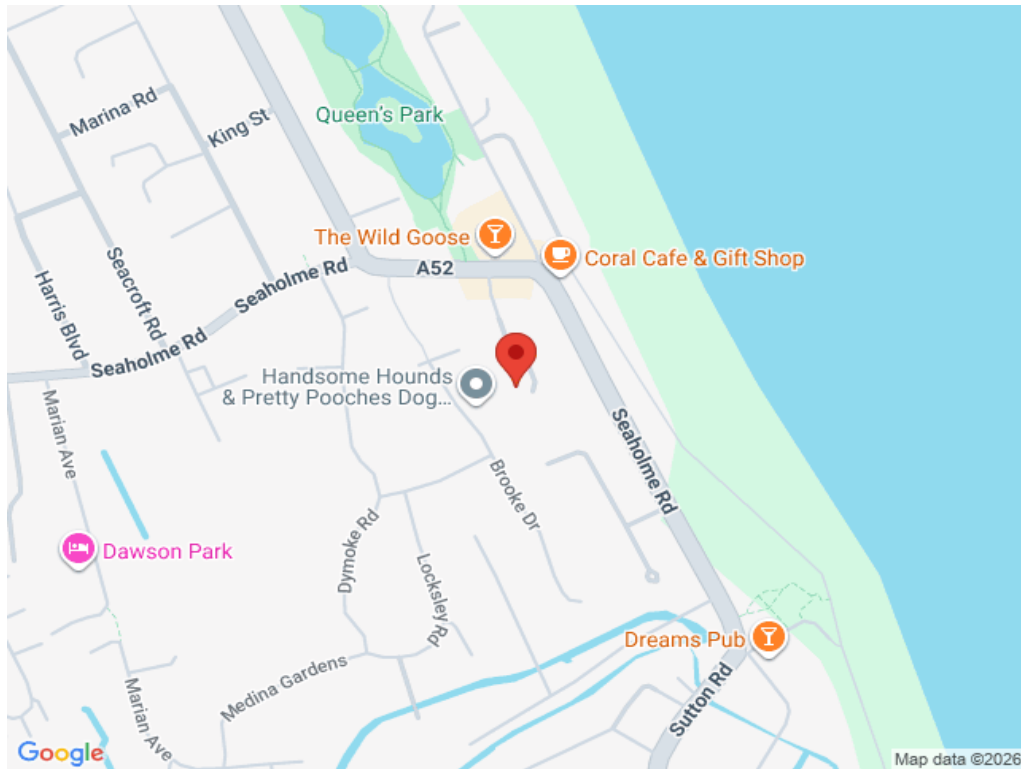
By appointment with the Sole Agent Northwood Estate Agency, telephone . We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that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

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.







Northwood Mablethorpe

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