CHOICE PROPERTIES

Estate Agents

36 Queens Park Flats Queens Park Close,

Reduced To £175,000



Choice Properties are delighted to offer for sale this superb two/three bedroom top floor apartment. This spacious and well maintained property boasts sea views from the reception room and views over Queens Park Lake and the Wolds beyond.

Benefiting from a mains gas central heating system and uPVC double glazing throughout, the generously proportioned accommodation comprises:-

Entrance Lobby
3'02" x 3'04"
Front door leading into the entrance hall with a doors leading to:

Hallway
2'10" x 18'08"
Housing the wall mounted consumer unit, the hallway is fitted with tiled flooring with electric underfloor heating, a built in storage cupboard, telecoms system, loft access, the wall mounted thermostat, inset spot lighting and doors to:

Reception Room
15'04" x 14'06"
Fitted with a TV aerial and bamboo flooring with a sliding patio door on to the balcony and double opening doors through to the dining area. Open plan design with the:

Balcony
4'04" x 7'05"

Kitchen
13'04" x 6'08"
Fitted with a range of wall and base units with worktop over, one and a half bowl stainless steel sink with drainer and mixer tap, space for a freestanding cooker with stainless steel extractor hood over, space for a freestanding fridge/freezer, space and plumbing for a washing machine, inset spot lighting, partly tiled walls and the kitchen also houses the wall mounted 'Ideal' combination boiler; supplying both the central heating and hot water systems.

Dining Area/Bedroom 3
10'00" x 5'03"
Proving ample space for a dining table with bamboo flooring.

Bedroom 1
10'01" x 8'02"
Double bedroom with a quadruple fitted wardrobe with mirrored sliding doors.

Bedroom 2
6'05" x 10'00"
With a built in cupboard with railing and shelving.

Bathroom
10'01" x 6'05"
Fitted with a four piece suite comprising a tiled bath tub with mixer tap and electric 'Topaz' shower over, hand wash basin with mixer tap; built into vanity, bidet and WC with dual flush button, tiled walls and tiled flooring with electric underfloor heating, inset spot lighting and an extractor vent.

Parking
Allocated parking space.

Tenure
Leasehold. There is the remainder of a 999-year lease, started in 1988. The monthly figure for the combined ground rent and service charge is approximately £64.00 a month.

Viewing arrangements
Viewing by appointment through Choice Properties on 01507 472016.

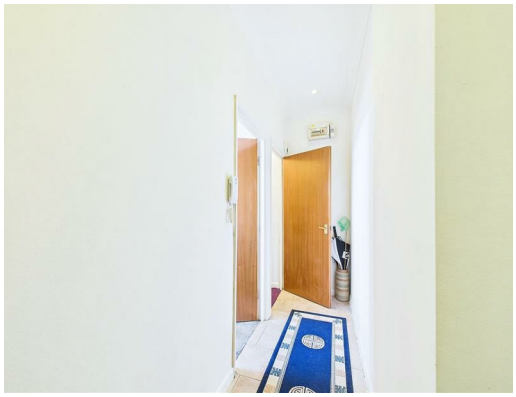
Opening hours
Monday to Friday 9.00 a.m to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

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 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.











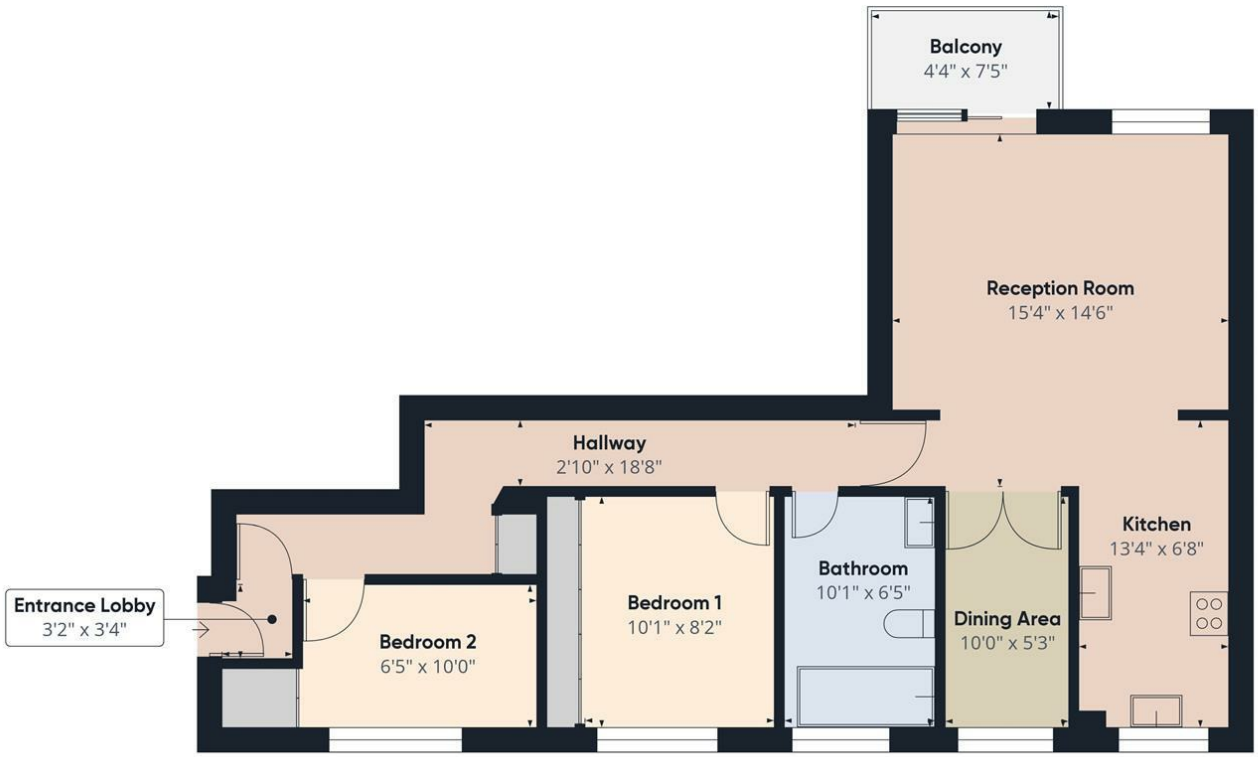












Approximate total area(1)

692.98 ft²

Balconies and terraces

32.51 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

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.

