

Buy. Sell. Rent. Let.



Barton Court Seaholme Road, Mablethorpe



When it comes to
property it must be


lovelle



£124,000



We are pleased to offer a First floor apartment located close to the beach and within walking distance of the town centre of Mablethorpe.

Offering Private rear parking and communal garden area this property is not to be missed.

Key Features

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



We are pleased to offer a First floor apartment located close to the beach and within walking distance of the town centre of Mablethorpe. Offering Private rear parking and communal garden area this property is not to be missed. Internally the property offers, a communal entrance hall, Two bedrooms, kitchen, bathroom and lounge, all being good size rooms this makes an ideal First time buyer property or even a holiday home or a great rental apartment for the right people.

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.

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")

being another good size room, 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 dual flush WD, 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.

Agents Note

This property is leasehold and we have been told by the current owner the charges are as follows. 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.

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 .Lovellev 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 Lovellev 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

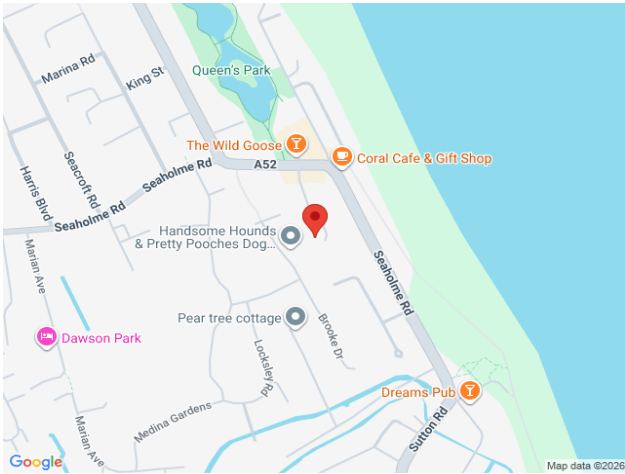
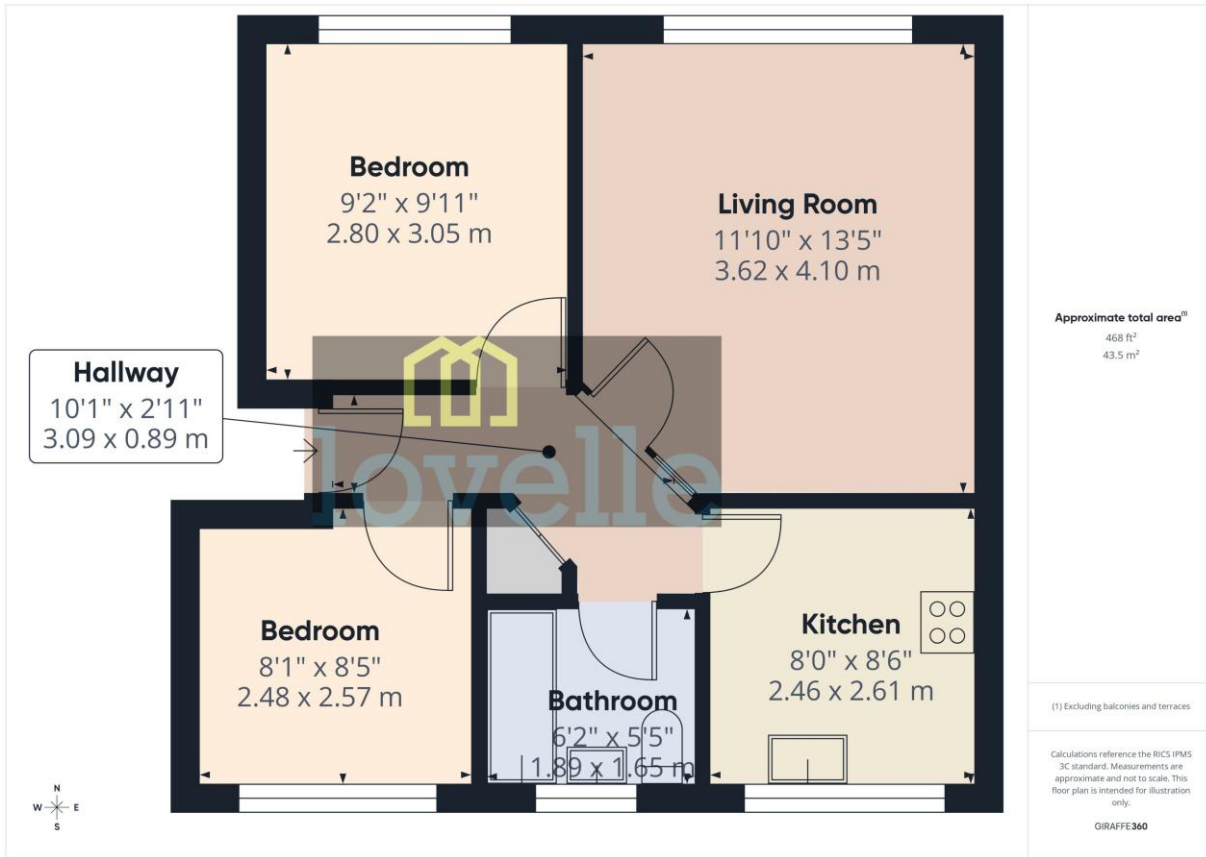
If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared 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.

Energy Performance Certificate

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.

Mortgages

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.



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