

Buy. Sell. Rent. Let.



Quebec Road, Mablethorpe



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When it comes to  
property it must be

  
**lovelle**



OIRO £58,000



NEW TO THE MARKET! Lovelle offer a Ground floor apartment, offering open plan lounge, kitchen and dining room, one double bedroom and bathroom. Being located within walking distance of the beach, literally just over the road!, close to local amenities, such as cinema, local shop and a short distance from the town centre.

#### Key Features

- Ground Floor Flat
- One Bedroom
- Open Plan Living Area
- Private Front Garden
- Bathroom
- Being Sold Fully Furnished
- EPC rating U
- Tenure: Leasehold



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### Entrance

Entering through a half glazed Upvc door into the living area.

### Open Plan Living Area

4.45m x 3.61m (14'7" x 11'10")

Window to front elevation, ceiling light, power points, tv point, electric storage heater and opening to the kitchen.

### Kitchen Area

Fitted with a range of base and wall units with worktop over, one bowl stainless steel sink unit with drainer, tiled splashbacks, electric cooker point, extractor fan, power points and space for table and chairs.

### Bedroom

2.47m x 3.54m (8'1" x 11'7")

Window to side elevation, double bedroom, power points, electric storage heater, built in storage cupboard and door leading into the bathroom.

### Bathroom

2.22m x 1.66m (7'4" x 5'5")

Obscure window to rear elevation, a three piece suite comprising of bath, pedestal wash hand basin, WC and extractor fan.

### Outside Space

To the front of the property is a walled low maintenance gravelled garden area with seating, gated access and pathway leading to the front door.

### Location

The Property is located a stones throw from the blue flag beach of Mablethorpe, having a nearby local shop, cinema and a short drive from Tesco, or the town centre of Mablethorpe.

### Direction

From our Mablethorpe office proceed to the traffic lights and turn right onto the High Street. At the end of the road turn left onto Quebec Road and travel along this road, the property can be found to the side of the Cinema.

### Services

The property has water, electricity and drainage. We have not tested any heating systems, fixtures, appliances or services. Council Tax Band A Ground Rent Charge £100.00, Annual Charge £330.00 and 93 Years remaining on the lease. Lovelle 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.

### Agents Note

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.

### 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.

### Viewings

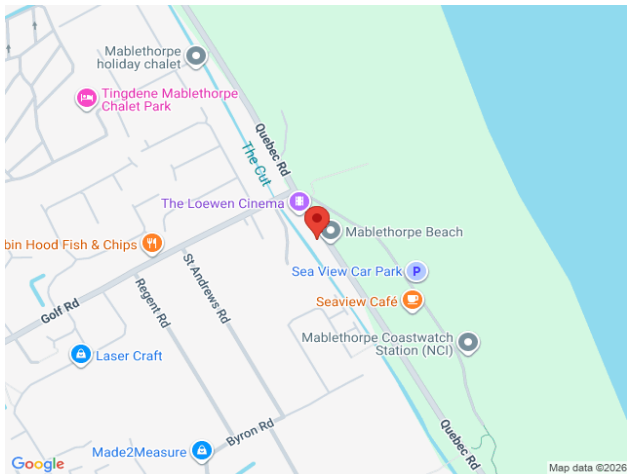
By appointment with the Sole Agent Lovelle Estate Agency, telephone . We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that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

### Mortgage Advice

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

### 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.



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