CHOICE PROPERTIES

Estate Agents

71 Queens Park Flats Queens Park Close,

Price £149,950



It is a pleasure for Choice Properties to bring to the market this fantastic two bedroom top floor apartment with all rooms sea facing located in the ever sought after Queens Park Close development. This spacious property additionally benefits from a parking space.

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 well laid out accommodation comprises:

Entrance porch
2'10" x 3'8'
Housing the wall mounted consumer unit and featuring a door leading into the hallway.

Hallway
Fitted with a storage cupboard (measuring 2'01" x 3'11"), the telecoms system for the block, wall mounted thermostat, loft access and doors leading to:

Reception room
11'7" x 14'8'
Light and airy reception room with a window providing a stunning sea view and sliding patio doors out on to the balcony. The reception room further features a TV aerial and telephone point.

Balcony
With an attractive and sought after view over the golden sandy beaches of Mablethorpe.

Kitchen
8'4" x 9'7'
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, four ring 'Cooke and Lewis' induction hob with extractor hood over, double electric 'Stoves Newhome' oven, plumbing for a washing machine, integrated fridge/freezer, larder cupboard, sea view and the kitchen also houses the wall mounted 'Worcester 28i' combination boiler; supplying both the central heating and hot water systems.

Bedroom 1
11'7" x 9'9'
Double bedroom with a sea view.

Bedroom 2
8'4" x 7'9'
Window to the rear providing a sea view, two built in double wardrobes and a built in single wardrobe; all with railings for the storage of clothing.

Shower room
6'0" x 6'11'
Fitted with a three piece suite comprising a shower cubicle with a mains fed shower over, pedestal hand wash basin with mixer tap and WC with dual flush button, heated towel rail and part tiling to the walls.

Parking space
Allocated parking space.

Tenure
Leasehold.

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.

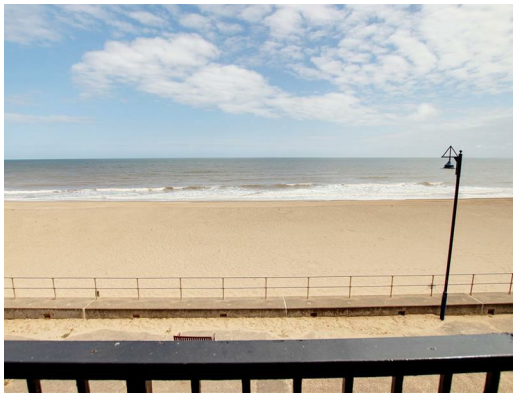
Council tax band

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 A.

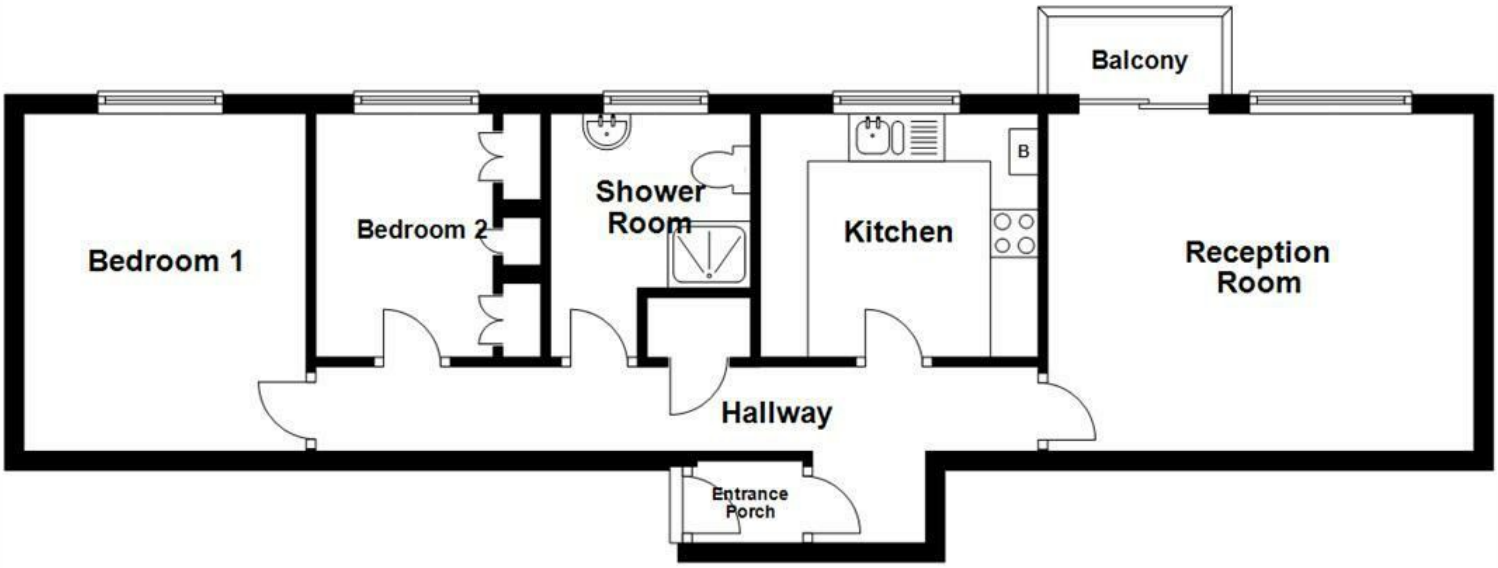
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from 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. 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.





Ground Floor

Approx. 56.2 sq. metres (605.3 sq. feet)



Total area: approx. 56.2 sq. metres (605.3 sq. feet)

Directions

From our Mablethorpe 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.

