CHOICE PROPERTIES

Estate Agents

H18 Mablethorpe Chalet Park Links Avenue, Mablethorpe, LN12 1QN

Price £19,995



Choice Properties are pleased to offer for sale this well maintained two bedroom 'Atlanta' style chalet, on the popular Tingdene Mablethorpe Chalet Park benefiting from on-site amenities and located only a short walk from the beaches and local amenities on offer in Mablethorpe. Benefiting from the remainder of a 15-year lease added in 2015 and a full 12-month residential occupancy, the chalet has the further benefit of being sold fully furnished, proving to be an ideal holiday let or holiday home. Early viewing is advised.

The Property Ombudsman
naea | propertymark PROTECTED

Benefiting from electric heating and uPVC double glazing throughout; the well maintained accommodation comprises:-

Entrance Hall
2'08" x 4'01"
uPVC front door leading into the entrance hall; housing the wall mounted consumer unit with doors to:-

WC
2'09" x 4'10"
Fitted with a WC with dual flush button and integrated hand wash basin with mixer tap.

Open Plan Kitchen/Reception Room
9'05" x 14'05"
Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and single hot and cold taps, space for a freestanding cooker, space for an under-counter fridge/freezer, partly tiled walls, ample living space with a wall mounted electric feature fire and double opening 'French' doors leading out onto the decking.

Bedroom 1
7'05" x 7'08"
Double bedroom.

Bedroom 2
7'05" x 6'03"

Shower Room
2'07" x 4'06"
Fitted with an electric 'Triton' shower, hand wash basin with single hot and cold taps, tiled walls and a wall mounted 'Dimplex' heater.

Tenure
Leasehold.
A 15-year lease was added in 2015; so there are approximately 4 years remaining on the current lease. Current annual ground rent payable to Tingdene Parks is £4,215.21 and the current annual service charge; payable to Tingdene Parks is £612.24.

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 regulations 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 TBC.

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.

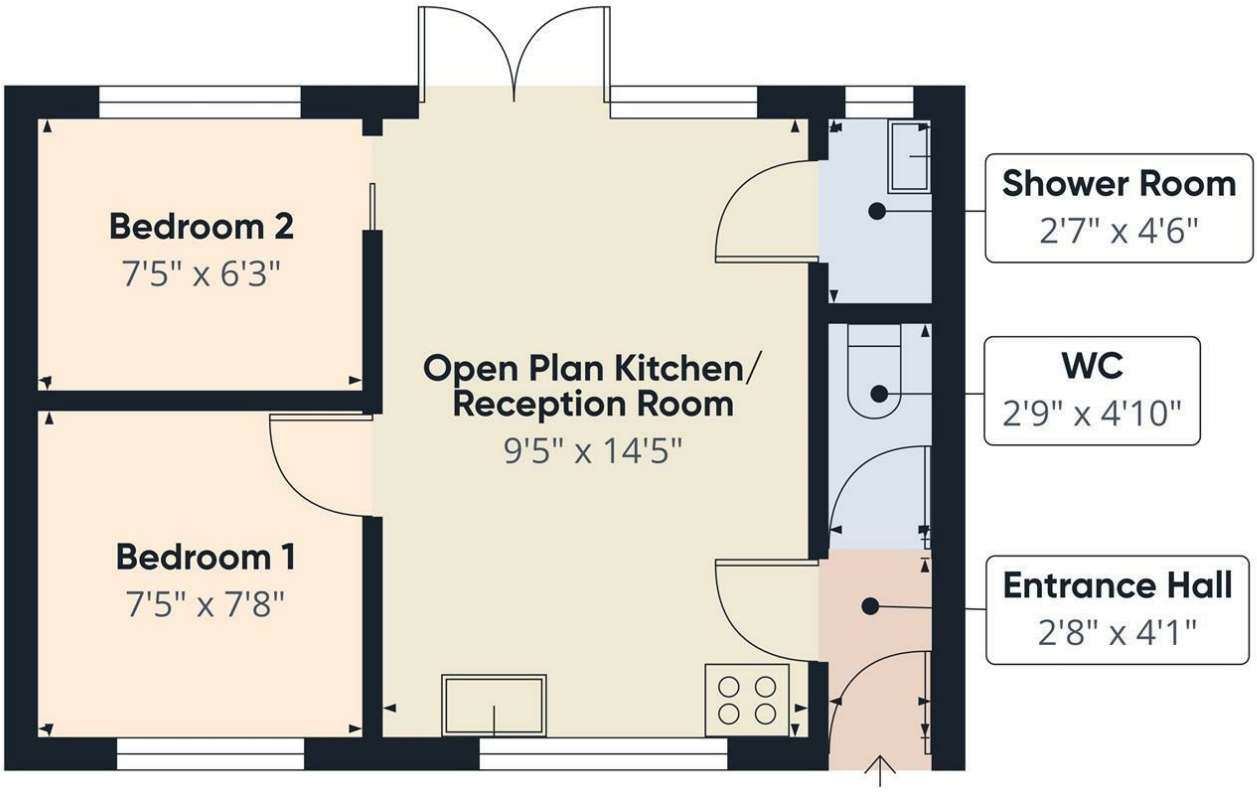














Approximate total area(1)

278 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Directions

From our Mablethorpe office head to the High Street, turn right at the traffic lights onto the High Street then at the pullover turn left onto Quebec Road. Carry on past the Cinema and then take a left onto Links Avenue and Mablethorpe Chalet Park can be found at the end of the road.

