CHOICE PROPERTIES
ESTATE AGENTS

6 Berkeley Court Seacroft Road, Mablethorpe, LN12 2EH

Reduced To £77,500

**£84,950 REDUCED TO £77,500 ** Located in the centre of Mablethorpe is this spacious and recently modernised first floor flat with balcony to the front and outdoor space to the rear.

21 Victoria Road, Mablethorpe, Lincolnshire, LN12 2AF
Tel 01507 472016

16 South Market Place, Alford, Lincolnshire, LN13 9AE
Tel 01507 462277

34 High Street, Sutton On Sea, Lincolnshire, LN12 2HB
Tel 01507 443777

Directors C.M.A. Bee, C.J. Bee, R.J. Houltby Reg No. 04839633

The Property Ombudsman
naea | propertymark PROTECTED

The property has the benefit of Electric storage heating and UPVC double glazed windows & doors. Internally the spacious accommodation consists of:

External staircase with access to:

Entrance door to:

Kitchen/Diner
13'4" x 12'8"
Modern fitted wall and base units with work surfaces over. Stainless steel sink unit and drainer with mixer taps. Integrated electric oven and hob with filter hood over. Plumbing for washing machine. Part tiled walls. Electric consumer unit. Laminate flooring. Electric storage heater.

Hallway
62'4"'3'3"" x 9'10"'6'6"" extending to 26'2"'32'9"
Pantry cupboard. Airing cupboard housing the hot water cylinder with immersion heater. Fitted storage cupboard. Archway leading through to:

Lounge
17'6" x 12'
Electric storage heater. Telephone point. Door to:

Balcony
2'6" x 7'11"
Balcony to the front.

Bedroom 1
13'7" x 10'4"
Electric storage heated. Fitted wardrobes with sliding mirrored doors. Double opening 'French' doors leading to the outside space.

Bedroom 2
12' x 11'5"
Electric storage heater. Fitted wardrobes with sliding mirrored doors.

Bathroom
7'9" x 5'3"
With three piece white bathroom suite which consists of a panelled bath with electric shower over, pedestal wash hand basin and w.c. Fully tiled walls. Electric wall mounted heater.

Outside Space
At the rear of the property by the entrance door is a spacious external space with galvanised steel railings.

Tenure
Freehold

Council Tax
Local Authority - East Lindsey District Council,
Tedder Hall,
Manby Park,
Louth.
LN11 8UP
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

Council Tax Band - A

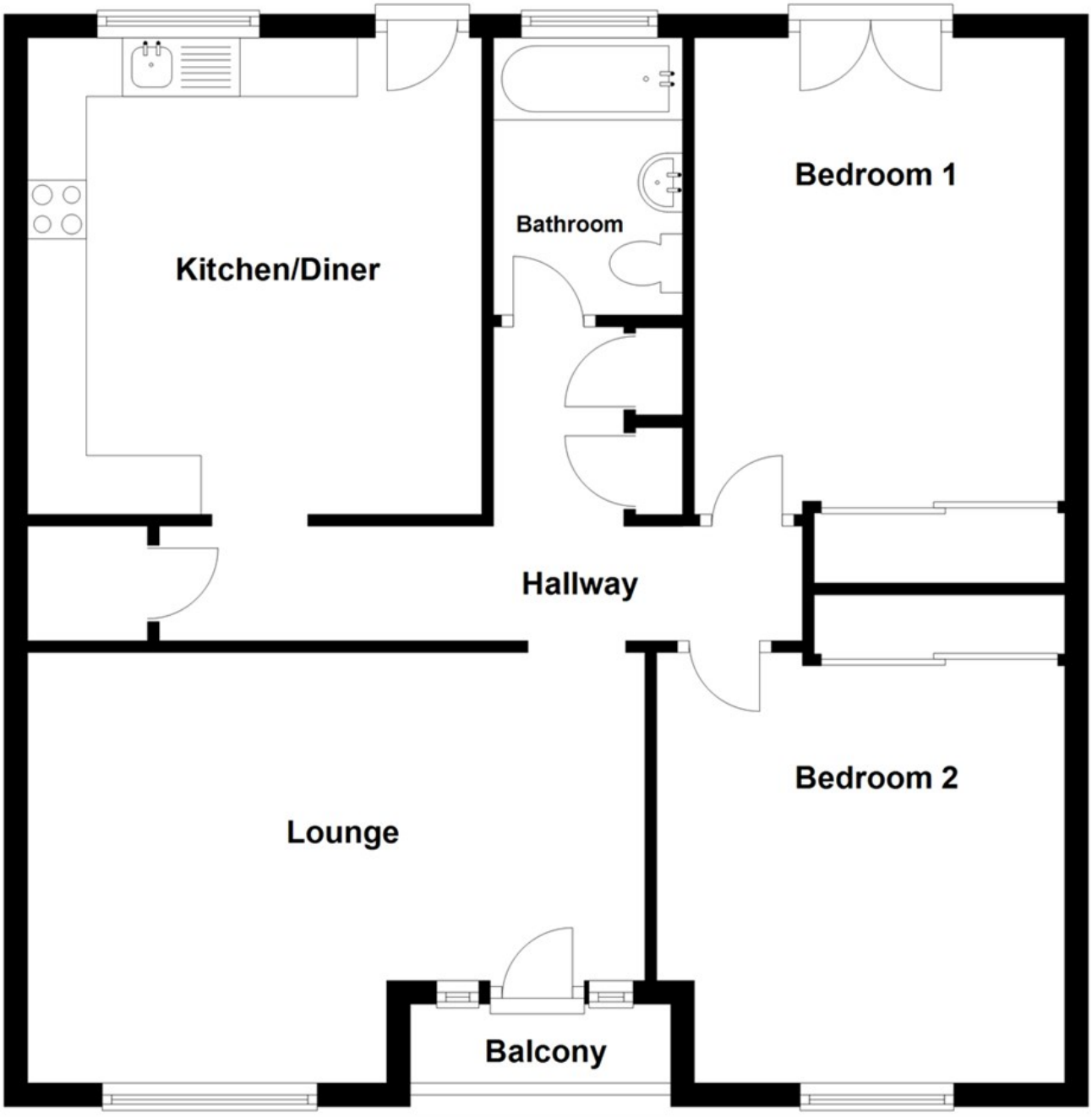
Viewing Arrangements
Viewing by appointment through Choice Properties on 01507 472016.

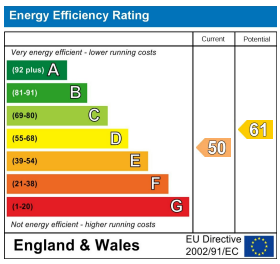
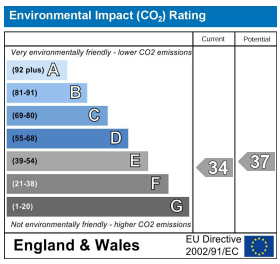
Opening Hours
Monday to Friday 9.00 a.m to 5.00 p.m.
Saturday 9.00 a.m. to 3.00 p.m.

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.

Website
All details also available on our website www.choiceproperties.co.uk

Ground Floor



Directions

Upon leaving the office turn right on to Victoria Road, at the traffic lights turn left on to the High Street and then take your second left on to Seacroft Road. Take your next left after the Factory Shop into the Car Park. The communal steps to Berkeley Court can be found in this car park to the rear of the flats.