

CHOICE PROPERTIES

ESTATE AGENTS

Flat 1 Quebec Road,
Mablethorpe, LN12 1LT

Price £35,000



**** ANOTHER SUCCESSFUL SALE BY CHOICE PROPERTIES...WHY NOT MAKE US "YOUR" CHOICE****

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. Houlby Reg No. 04839633



The property has the added advantage of Electric storage heating and UPVC double glazing. The internal accommodation consists of:-

Flat 1 front Entrance Door to:

Lounge/Kitchen (1)

14'9" x 11'9"

Electric fire set in feature surround. Electric storage heater. T.V. aerial point. Fitted wall and base units with work surfaces over. Integrated Electric oven and hob. Stainless steel sink unit and drainer. Plumbing for washing machine. Door to:

Bedroom (1)

11'9" x 8'2"

Electric storage heater. Airing cupboard housing the hot water cylinder with immersion heater. Electric consumer unit. Door to:

Bathroom (1)

8'2" x 5'6"

With three piece white bathroom suite which consists of a panelled bath, pedestal wash hand basin and w.c. Extractor fan. Electric wall mounted heater.

Garden (1)

To the front of the property is a small gravelled garden area fronted by a brick wall.

ADDITIONAL NOTES

Please Note:

The property is sold with a 7 month occupancy clause which means that they can only be used for 7 months of the year.

Currently used as a holiday let.

Coin operated Electric meter for guests.

Tenure

Leasehold - 99 year lease which commenced in 2004.

Viewing Arrangements

Viewing by appointment through Choice Properties on 01507 472016.

Opening Hours

Monday to Friday 9.00 a.m to 5.30 p.m.

Saturday 9.00 a.m. to 3.00 p.m.

Making an offer

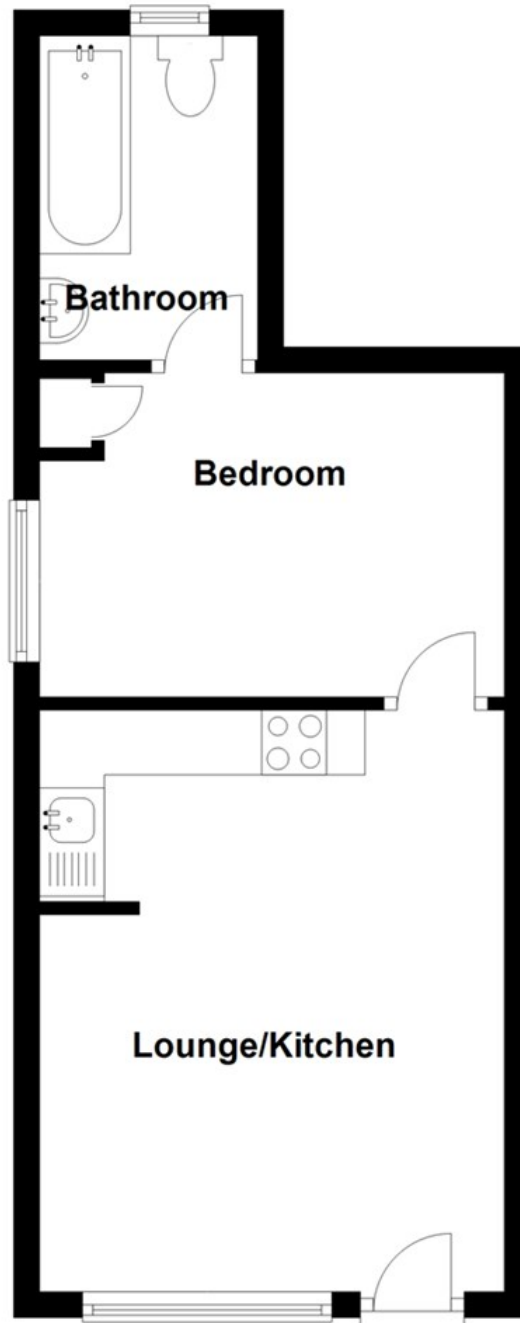
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling 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.

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.



Ground Floor



Directions

From our office head North to the traffic lights then turn right onto the High Street. At the pullover turn left onto Quebec Road and Flats 1&2 can then be found on the corner of Golf Road/Quebec Road.

