

32 Queens Park Close, Mablethorpe, LN12 2AS

Price £129,950



Located on the second floor we offer for sale this fabulous two bedroom apartment with stunning sea views from every room. The property is located adjacent to the beach on this sought after development which is also convenient for the town centre and local amenities.

The property has the advantage of UPVC double glazing, Gas central heating and balcony overlooking the sea. The well laid out internal accommodation consists of:-

FRONT ENTRANCE DOOR WITH INTERCOM LEADING TO:

Communal Lobby and Staircase

Entrance door to flat leading into:-

Lobby

4'5" x 3'

Electric consumer unit.

Hallway

25' x 2'10" extending to 6'8"

Radiator. Fitted storage cupboard. Intercom system. Thermostat control for the central heating.

Lounge

14'7" x 11'10"

Radiator. Telephone point. T.V. aerial point. Centre lighting. Sliding patio door leading out to the balcony.

Balcony

Overlooking the beach and sea.

Kitchen

9'9" x 8'6"

Fitted wall and base units with work surfaces over. Stainless steel sink unit and drainer with mixer taps. Electric cooker point. Part tiled walls. Plumbing for washing machine. Radiator. Gas combination boiler which supplies the central heating and hot water. Programmer controls.

Bedroom 1

11'10" x 9'9"

Radiator.

Bedroom 2

8'6" x 7'10"

Radiator.

Shower Room

8'6" x 7'

With modern three piece white suite which consists of shower enclosure with twin head mixer shower, w.c. and wash hand basin set in vanity unit. Fully tiled walls. Radiator.

Parking Space

Located directly opposite the entrance lobby.

Tenure

Leasehold

Remainder of 999 year lease.

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 - According to the Valuation Office Agency Website the property is currently in Council Tax Band A

Viewing Arrangements

By appointment through Choice Properties (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

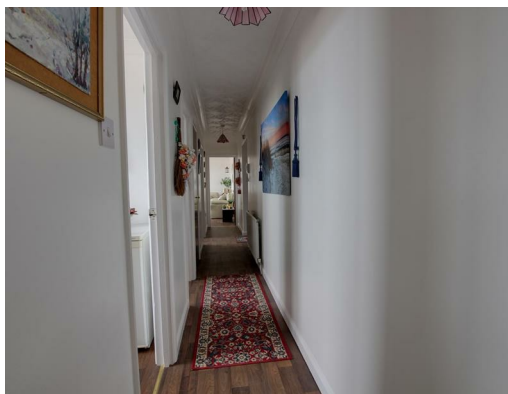
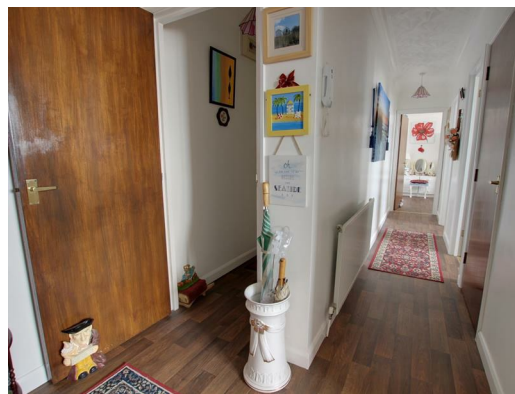
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling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

Website

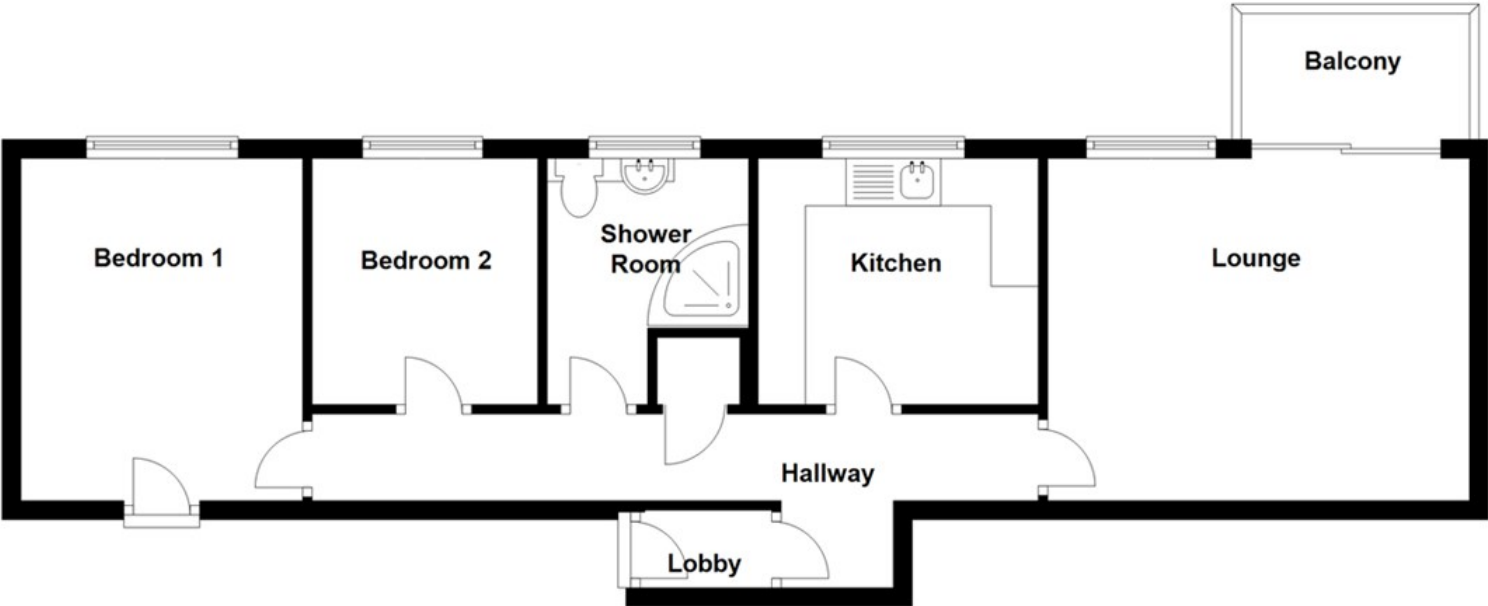
All details also available on our website www.choiceproperties.co.uk

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Ground Floor



Directions

From our 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

