CHOICE PROPERTIES

*Estate Agents*

# J32 Mablethorpe Chalet Park Links Avenue,

## Offers In Excess Of £28,000




Choice Properties are please to offer for sale this beautifully renovated and presented two bedroom detached 'Bermuda' style chalet, situated on the ever popular Mablethorpe Chalet Park. Offering on-site amenities and only a short distance from both the beach and town centre, this site offers everything any prospective buyer would desire. Early viewing is certainly advised with the chalet being further offered with no onward chain.

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

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The stylish accommodation has been renovated to a high specification through including installing high amounts of insulation throughout. The beautifully maintained accommodation comprises:-

**Reception Room**
9'02" x 11'10"
Double opening 'French' doors leading into the light and airy reception room from the timber decked seating veranda, fitted with laminate flooring, a TV aerial and spot lighting. The reception room is set out in an open plan design with the:

**Kitchen Area**
8'04" x 4'07"
Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, integrated oven, four ring electric hob with stainless steel extractor hood over, space for a freestanding fridge/freezer, partly tiled walls and the kitchen area also houses the wall mounted consumer unit. Doors to:

**Bedroom 1**
8'04" x 6'04"
Double bedroom with fitted storage and laminate flooring.

**Bedroom 2**
5'05" x 6'11"
With laminate flooring.

**Shower Room**
6'00" x 5'03"
Fitted with a three piece suite comprising a walk in shower enclosure with double shower head over, hand wash basin with mixer tap; built into vanity and WC with dual flush button, tiled flooring and an extractor fan.

**Outside Space**
The outside communal areas are well maintained all year round and to the rear of the chalet, you will find a useful timber storage unit.

**Communal Parking**
Ample communal parking on site.

**Tenure**
Leasehold. The current lease has approximately 4 years remaining ending in October 2030. The site's current annual ground rent is £2,790.00 and the current annual service charge is £564.00. Insurance, water and electricity payable independently.

**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.

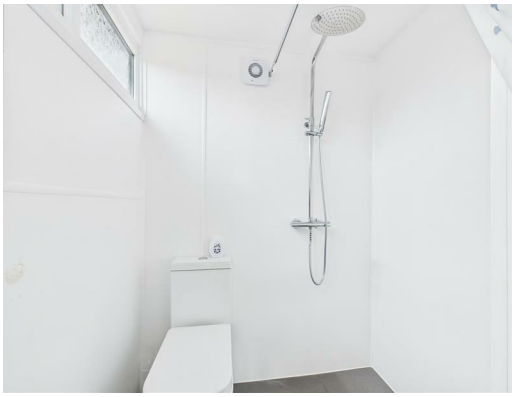
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from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



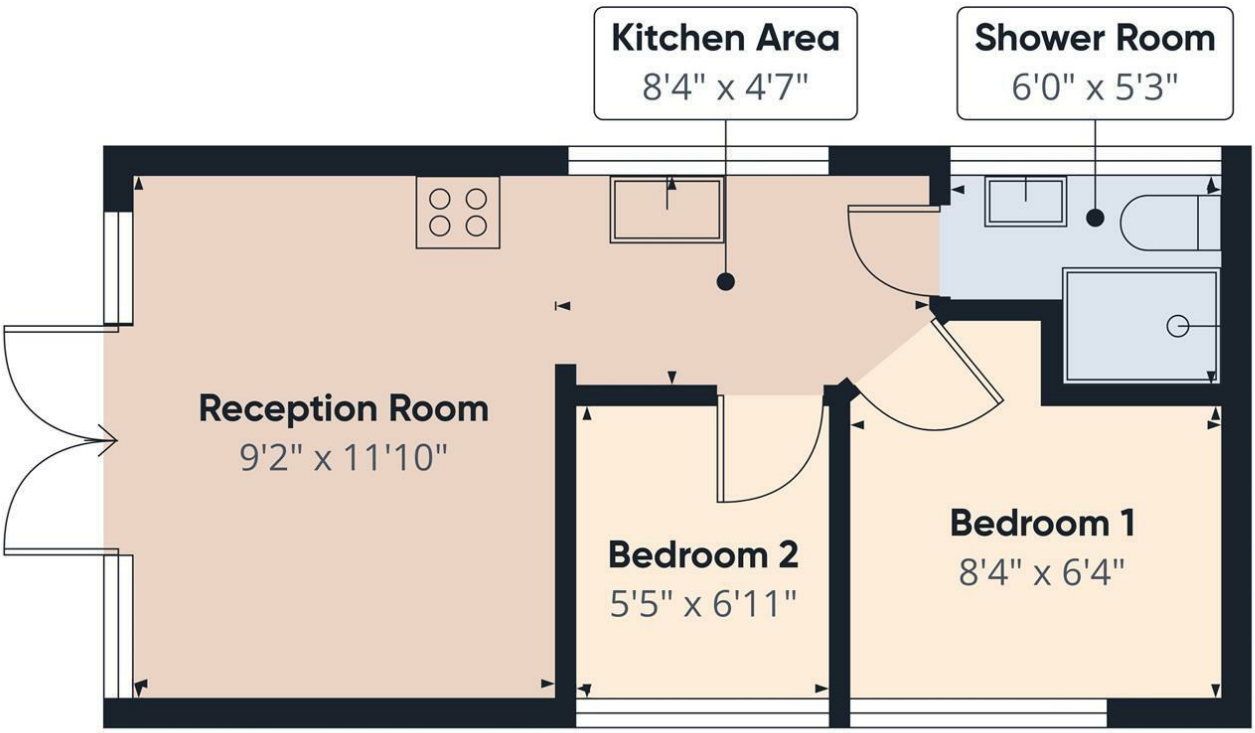

J32













**Approximate total area**(1)

270 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.

