



# CHOICE PROPERTIES

*Estate Agents*

Maple Court Stanley Avenue,  
Mablethorpe, LN12 1DR

Reduced To £84,950



Choice Properties are excited to offer for sale this two bedroom second floor apartment, located in the ever popular 'Maple Court', close to the local amenities and a short walk to the award winning beaches of Mablethorpe. Offering a spacious internal accommodation, allocated parking space, and being offered with no onward chain, early viewing is most certainly advised.

Featuring electric heating and uPVC double glazing throughout, the generously proportioned accommodation comprises:-

### **Hallway**

14'05" x 3'03"

Front door leading into the hallway featuring the wall mounted 'Dimplex' thermostat, a telephone point and a built in airing cupboard; housing the hot water cylinder.

### **Reception Room**

14'06" x 13'09"

Benefiting from a bay window to front aspect and fitted with a TV aerial and telephone point.

### **Kitchen**

6'07" x 11'05"

Fitted with a range of wall and base units with worktop over, one and a half bowl stainless steel sink with drainer and mixer tap, four ring hob with stainless steel extractor hood over, integrated oven, space for a freestanding fridge/freezer, space for a washing machine, tiled splashbacks and inset spot lighting.

### **Bedroom 1**

10'10" x 13'09"

Spacious double bedroom.

### **Bedroom 2**

7'04" x 7'09"

### **Bathroom**

6'06" x 5'05"

Fitted with a three piece suite comprising a panelled bath tub with mixer tap and electric 'Aqualisa' shower over, pedestal hand wash basin with mixer tap and WC with dual flush button, partly tiled walls, a heated towel rail, extractor fan, shaver point and inset spot lighting.

### **Parking**

Allocated parking space for one vehicle.

### **Tenure**

Leasehold. There was a 199-year lease issued on 1st January 2005. There are approx. 188 years remaining on the current lease. Exact Ground Rent and Service Charge figures are TBC.

### **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.

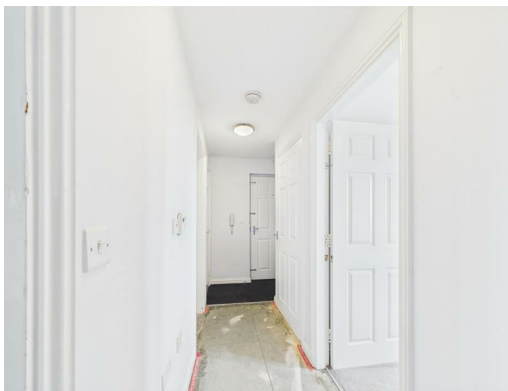
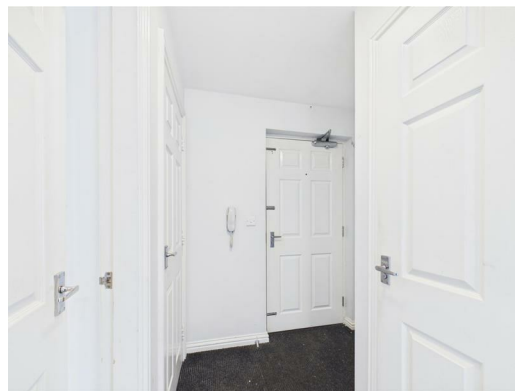
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

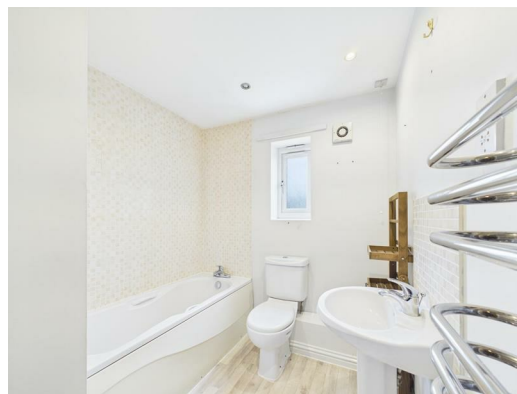
### **Council tax band**

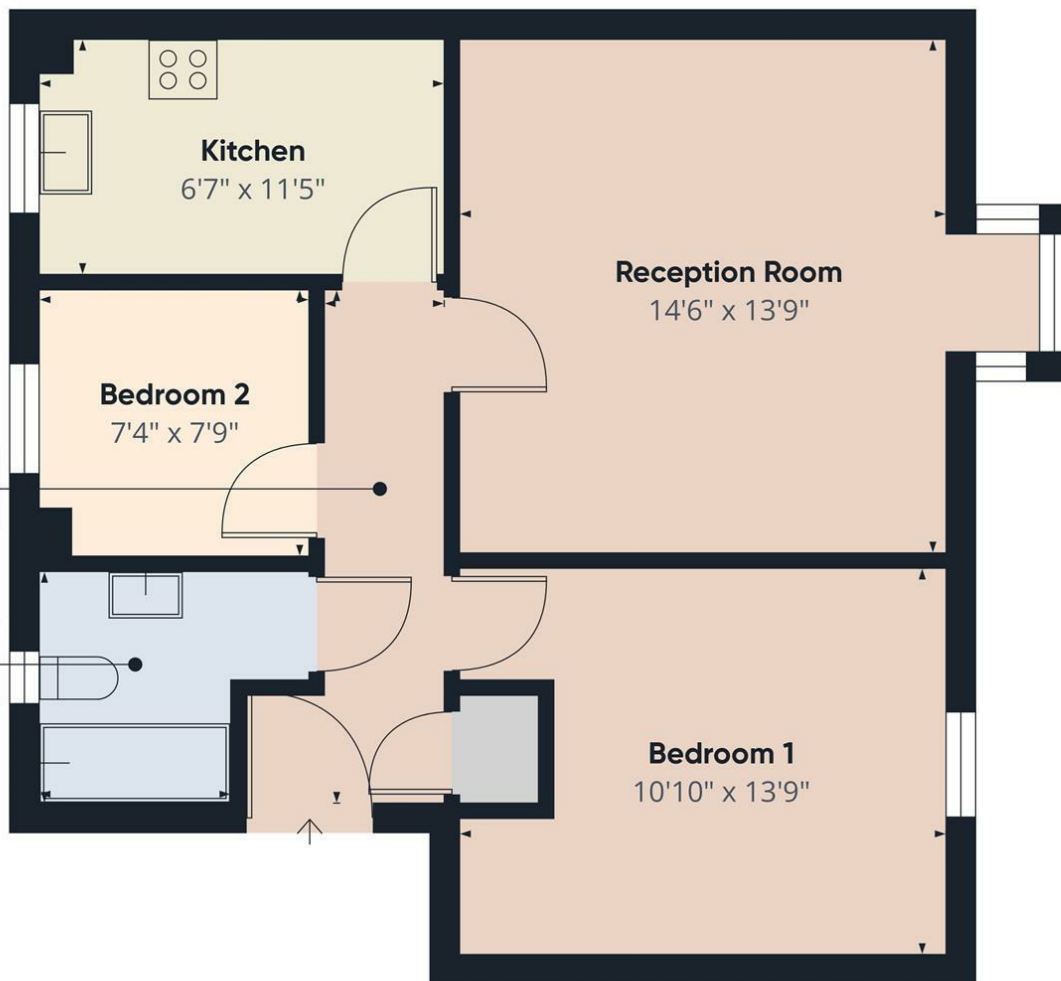
Local Authority - East Lindsey District Council,  
The Hub,  
Mareham Road,  
Horncastle,  
Lincolnshire,  
LN9 6PH  
Tel. No. 01507 601 111  
Website: [www.e-lindsey.gov.uk](http://www.e-lindsey.gov.uk)

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.







Approximate total area<sup>(1)</sup>  
589 ft<sup>2</sup>

(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.

GIRAFFE 360

# Directions

From our Mablethorpe office head north along Victoria Road, at the traffic lights turn left onto the High Street and Maple court can be found on your left hand side just before the Lidl supermarket.

| 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 <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |

