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10 Lumley Avenue, Skegness, PE25 2AP



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Guide Price £275,000

When it comes to
property it must be


lovelle



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Being Sold via Secure Sale online bidding. Terms & Conditions apply.

Great investment opportunity. A block of seven self contained flats with a yield of 10%! Great returns on your investment and opportunity to increase income with further development! Fully let with many long term tenants, up to date with electrical safety and fire regs etc. Modern electric heating throughout plus one large maisonette with gas central heating. There is an attractive rear garden and off road car parking for two cars. Very close to the town centre!

Key Features

- Block of Seven Self Contained Flats
- Garden & Parking
- Great Central Location
- Yield of 10%
- Great Investment Opportunity
- EPC rating E
- Tenure: Freehold





Porch

Entered via UPVC French entrance doors, UPVC door to;

Hall

Radiator, stairs to first floor, door to cellar, cupboard housing all electrics, doors to flat one and two, door to inner hall.

Flat One (ground floor)

Hall

Door off from communal hall, door to;

Lounge/Kitchen

4.24m x 4.36m (13.9ft x 14.3ft)

UPVC bay window to the front aspect, electric storage heater, range of base and wall cupboards, electric cooker, stainless steel sink, fridge.

Bedroom

3.31m x 3.38m (10.9ft x 11.1ft)

UPVC window to the rear aspect, electric storage heater, door to;

Ensuite Shower Room

UPVC window to the rear aspect, shower cubicle, pedestal wash hand basin, low level Wc.

Flat Two (ground floor)

Hall

Entered via door from communal hall, doors to;

Lounge/Kitchen

3.28m x 3.18m (10.8ft x 10.4ft)

UPVC bay window to the front aspect, electric storage heater, range of base and wall cupboards, stainless steel sink, electric cooker, under unit fridge freezer.

Bedroom

3.31m x 2.2m (10.9ft x 7.2ft)

UPVC window to the side aspect, electric storage heater, door to;

Ensuite Shower Room

2.15m x 1.41m (7.1ft x 4.6ft)

UPVC window to the side aspect, low level Wc, pedestal wash hand basin, shower cubicle, heated towel rail.

Inner Hall

Doors to store room and flat three and flat ten.

Store room

2.05m x 1.48m (6.7ft x 4.9ft)

UPVC window to the side aspect, power points.

Flat Three (ground floor rear)

Hall

Doors to;

Lounge/kitchen

4.98m x 3.53m (16.3ft x 11.6ft)

UPVC window to the rear aspect, range of base and wall cupboards, stainless steel sink, electric cooker, Zanussi Fridge, electric storage heater.

Bedroom

3.9m x 2.66m (12.8ft x 8.7ft)

UPVC window to the side aspect, electric storage heater.

Shower Room

2.12m x 1.58m (7ft x 5.2ft)

UPVC window to the side aspect, shower cubicle, low level Wc, pedestal wash hand basin, heated towel rail.

First Floor Landing

Radiator, doors to;

Store Room

1.92m x 1.56m (6.3ft x 5.1ft)

UPVC window to the side aspect.

Spare Room

2.82m x 2.4m (9.3ft x 7.9ft)

UPVC window to the front aspect, electric storage heater, power points.

Flat Five (first floor)

Hall

Doors to;

Lounge/Kitchen

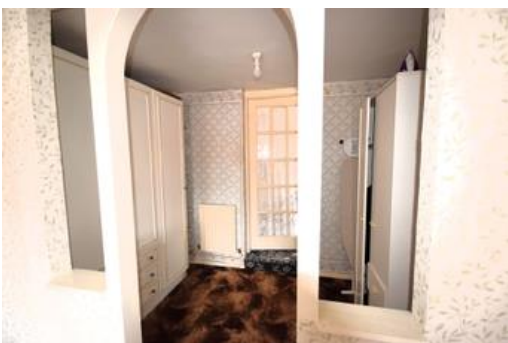
3.76m x 3.23m (12.3ft x 10.6ft)

Bay window to the front aspect, range of base and wall cupboards, stainless steel sink, electric cooker, electric storage heater.

Bedroom

3.17m x 2.86m (10.4ft x 9.4ft)

UPVC window to the rear aspect, electric central heating, door to;



Ensuite Wc

Low level Wc, wash hand basin.

Shower Room

2.33m x 1.47m (7.6ft x 4.8ft)

The shower room is separate from the flat across the landing. UPVC window to the side aspect, shower cubicle, low level Wc, pedestal wash hand basin, electric heated towel rail.

Flat Six (first floor)

Doors to;

Lounge/Kitchen

3.73m x 3.6m (12.2ft x 11.8ft)

Two UPVC windows to the rear aspect, electric storage heater, range of base and wall cupboards, stainless steel sink, under unit fridge and freezer, electric cooker.

Bedroom

3.59m x 2.7m (11.8ft x 8.9ft)

UPVC window to the front aspect, electric storage heater.

Shower Room

2.28m x 1.62m (7.5ft x 5.3ft)

UPVC window to the side aspect, low level Wc, pedestal wash hand basin, shower cubicle, heated tower rail.

Flat Four (first floor)

Doors to;

Kitchen/Lounge

4.48m x 3.36m (14.7ft x 11ft)

UPVC bay window to the front aspect, electric storage heater, range of base and wall units, stainless steel sink, electric cooker.

Bedroom

3.35m x 4.28m (11ft x 14ft)

UPVC window to the rear aspect, electric storage heater.

Ensuite Shower Room

Shower cubicle, low level Wc, wash hand basin, UPVC window to the side aspect.

Flat 10 (ground floor to rear)

Door opens from hall to;

Kitchen/Diner

3.94m x 3.48m (12.9ft x 11.4ft)

UPVC window to the side aspect, with range of base and wall cupboards, stainless steel sink, freestanding gas cooker, tall Beko fridge freezer, radiator, central heating boiler, door to;

Lounge/Diner

7.01m x 4.3m (23ft x 14.1ft)

Three radiators, door to hall/stairs, patio doors to;

Sun Room

4.42m x 1.95m (14.5ft x 6.4ft)

Two radiators, windows to the rear aspect.

Hall

Stairs to bedroom, door to garden, door to downstairs Wc.

Bedroom

4.33m x 3.20m (14.2ft x 10.49ft)

Two radiators, UPVC window to the rear aspect, open arch to;

Dressing Room

3.19m x 1.73m (10.46ft x 5.67ft)

Radiator, fitted wardrobes, door to;

Ensuite Bathroom

3.25m x 1.53m (10.66ft x 5.01ft)

UPVC window to the side aspect, low level Wc, corner bath, mixer tap/shower attachment, pedestal wash hand basin.

Cellar

Consists of three rooms for storage, door to rear of building (some restricted headroom).

Services

The property has mains water, sewerage and electricity. Flat Number 10 has both gas and electric however the rest of the flats only have electric and are on card meters. All flats have their own hot water tanks. All the flats have individual EPC certificates. The property has linked smoke detectors. We have not tested any heating systems, fixtures, appliances or services. Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

Location

Delightful central position, very close to the town centre and sea front.

Directions

From our office on Roman Bank proceed down Algitha Road. Turn left at the cross roads with Lumley Avenue and the property can be found on the right hand side.

Local Authority

This property falls within the geographical area of East Lindsey District Council - 01507 601111.
<https://www.e-lindsey.gov.uk/>

Viewing

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01754 769769. We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

How to make an offer

If you are interested in this property, then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than the stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovelle.co.uk/privacy-policy/> and you can opt-out at any time by simply contacting us. For any offer, you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under the new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask.

Mortgage Advice

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on 01754 769769 to arrange an appointment.

Energy Performance Information

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Agents Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representations of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.



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