

Buy. Sell. Rent. Let.



1 Ellis Court, Roman Bank, Skegness, PE25 2SB



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1

£62,500

When it comes to
property it must be


lovelle



£62,500



Key Features

- Two Bedroom Ground Floor Flat
- No Onward Chain
- Ideal Investment
- Car Parking to Rear
- Garaging to Rent if Required
- Modern Kitchen & Shower Room
- EPC rating C
- Tenure: Leasehold



Positioned within walking distance of the town centre (0.4 miles away) and the beach (less than 1/2 a mile away) this ground floor flat makes an ideal investment opportunity. The flat has been modernised and refurbished to offer a refitted kitchen with integrated appliances, and re-fitted shower room together with two bedrooms and a lovely open plan lounge/dining area from the kitchen. Further improvements include gas central heating (with a combination boiler) and uPVC double glazed windows and door. There is no upward chain to worry about making this available for a quick sale if required. All in, a nicely presented, well positioned flat. Currently rented (which the vendor informs us by a good tenant, who is tidy and timely with paying their rent) and could be sold with said tenant or available vacant if required.

Entrance

There are communal entrances from the front and rear of the building opening to a communal entrance hallway with stairs off. Flat 1 is accessed via door that opens onto a balcony area to the rear of the building.

Hall

Entered via UPVC front door with doors to;

Open Plan Lounge/Diner/Kitchen

5.74m x 4.55m (18'10" x 14'11")

Kitchen area comprises; single drainer stainless steel sink unit with mixer tap over, set in work surfaces to provide a range of fitted 'gloss grey' base cupboards & drawers under together with matching range of wall mounted storage cupboards over with integrated microwave. Further integrated appliances include a stainless steel electric oven and grill with four burner stainless steel gas hob and extractor hood over, space and plumbing for washing machine, splashback to work surfaces, integrated fridge & freezer with matching door fronts, laminate flooring, gas central heating boiler, the kitchen is open plan into the lounge which further includes a radiator, bt & tv point and four ceiling spotlights.

Bedroom One

5.44m x 2.57m (17'10" x 8'5")

Having radiator, range of built in wardrobes with hanging rails and ceiling light point.

Bedroom Two

2.64m x 1.96m (8'8" x 6'5")

Having radiator, built in wardrobes with hanging rails and ceiling light point.

Shower Room

2.36m x 1.7m (7'8" x 5'7")

Having been re-fitted with a three piece white suite comprising a double sized shower cubicle with mermaid board style splash surround and shower therein, hand basin set in vanity unit with toiletry cupboards under, close coupled wc with matching back unit, and matching bathroom cabinet over, extractor fan, backlit vanity mirror, laminate flooring, wall mounted electric heater, ceiling lights.

Outside

There are communal doors from the front off Roman Bank as well as the rear off Cavendish Road. There is a communal car park to the rear and garaging which can be rented for a monthly fee (tbc).

Directions

From our office on Roman Bank proceed north and Ellis court can be found on the left hand side just before The Ship traffic lights. To access from rear car park turn left at The Ship traffic lights onto Burgh Road and then first left into Cavendish Road and then left into the car park to the rear of the block of flats.

Services

The tenure of the property is leasehold with a 99 year lease commencing 5th April 1979.

The agents understand that the current service charges are £123.59 per month which contributes to the overall buildings insurance. Prospective buyers should satisfy themselves regarding ground rent/service charges prior to committing to purchase.

Material Information Link

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

<https://moverly.com/sale/D5hvJMQRj3XpSgh3bHPecb/view>

Material Information Data

Verified Material Information

Council tax band: A

Council tax annual charge: £1366.32 a year (£113.86 a month)

Tenure: Leasehold

Lease length: 99 years remaining (53 years from 1979)

Service charge: £1483 pa

Property type: Flat

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: None

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Great

Parking: Communal, Off Street, and Rear

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: Level access shower

Coal mining area: No

Non-coal mining area: Yes

Energy Performance D

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.lovell.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.

Mortgage Advice

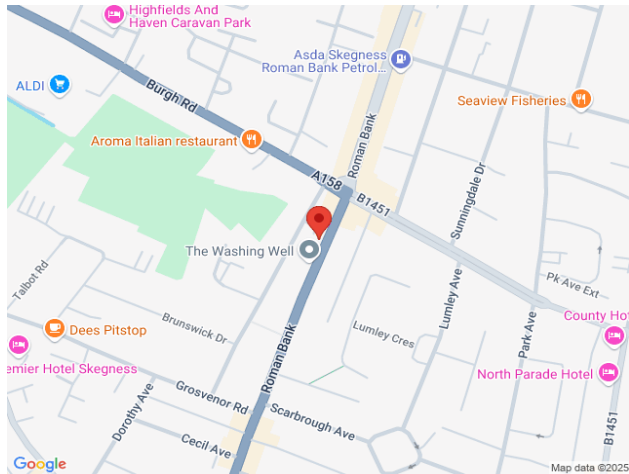
You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on 01754 769769 to arrange an appointment.

Energy Performance Certificate

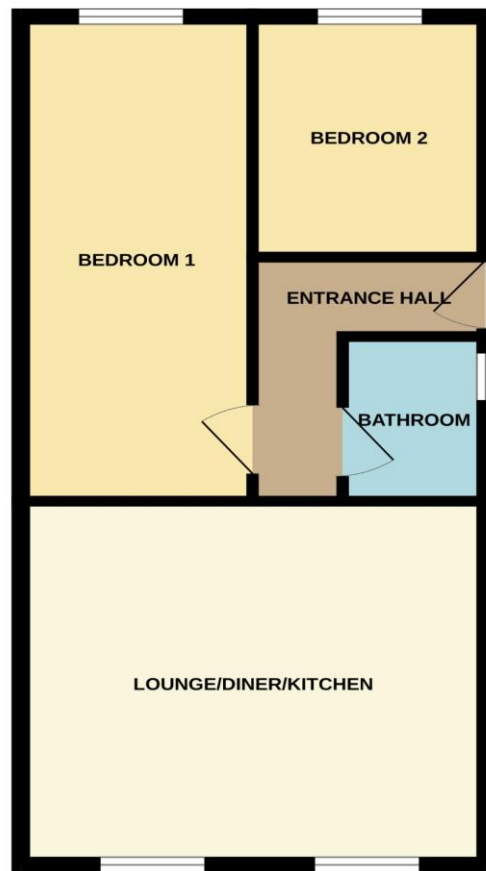
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a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



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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When it comes to **property**
it must be


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