

Buy. Sell. Rent. Let.



47 Winston Drive, Skegness, PE25 2RE



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£98,000

When it comes to
property it must be


lovelle



£98,000

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Key Features

- NO ONWARD CHAIN!
- Two Double Bedrooms
- Open Plan
Lounge/Dining/Kitchen
- Allocated Car Parking Space

- UPVC Double Glazed Windows
- Electric Heating
- EPC rating C
- Tenure: Leasehold





Great first floor apartment located in popular location, overlooking pleasant green area and available with NO ONWARD CHAIN! The accommodation comprises entrance hall with handy storage cupboard, door then opens to your main hall with large airing cupboard, open plan lounge/kitchen/diner, bathroom and two double bedrooms. The property has allocated car parking in a car park to the rear and benefits from UPVC double glazing and electric heating. Close to amenities with doctors, supermarkets, pubs/restaurants. and post office all within 1/2 a mile.

Communal Hallway

Entered via the front of the building with mailboxes, fire alarm panel plus useful door at the rear to the car park, stairs to first floor lead to the first floor and door off leads to;

Entrance Hall

With useful storage cupboard, door opens to;

Inner Hall

With entry phone intercom, built in airing cupboard, electric storage heater, doors to;

Lounge/Kitchen/Diner

4.54m x 2.71m (14'11" x 8'11")

With UPVC French doors opening to a Juliette balcony, electric storage heater and being open plan to the;

Kitchen Area

2.71m x 2.06m (8'11" x 6'10")

Fitted with range of base and wall units, with worksurfaces over, tiled splashbacks, stainless steel sink unit, built in oven with electric hob above, plumbing for washing machine, space for tall fridge-freezer, UPVC window to the side elevation.

Bedroom One

3.44m x 2.64m (11'4" x 8'8")

With UPVC window to the front aspect, electric storage heater.

Bedroom Two

4.5m x 2.6m (14'10" x 8'6")

With UPVC window to the front aspect, electric storage heater.

Bathroom

With bath with electric shower over, pedestal wash hand basin, low level W.C, tiled walls, heated towel radiator, wall fan heater.

Outside

To the rear is a tarmac car park with bays and bin compound.

Services

The property has electric heating, mains water, sewerage and electricity. The term of the lease is 125 years from 2004 at an annual ground rent and maintenance charges of £887.56 (2025) to include the cleaning and maintenance of communal areas, building insurance, window cleaning. 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

Situated on the popular Lumley Fields development. Pleasant surrounding and withing 1/2 a mile of the doctors, shops, and pubs. The town centre and the beach are just over 1.5 miles away.

Directions

From our office on Roman Bank proceed along Roman Bank to the Ship traffic lights and turn left onto Burgh Road. Opposite the petrol station turn right onto Churchill Avenue. Turn right into Winston Drive and then first left (right would take you into the doctor's car park). Continue all the way to the bottom and the flat is in the first block.

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.

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.

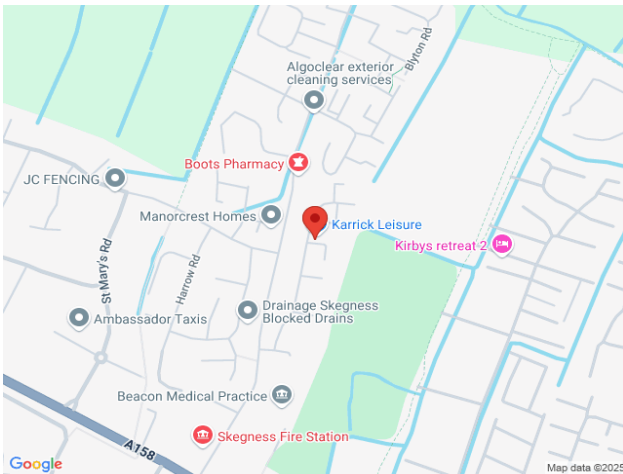
Material Information

Council tax band: A
Tenure: Leasehold
Lease length: 125 years from the 1st January 2004
Lease restrictions: Written permission from landlord to have a dog or a cat in the apartment
Property type: Flat
Property construction: Standard brick
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Electric Storage Heating
Heating features: None
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Great, Vodafone - Great, Three - Great, EE - Great
Parking: Allocated
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: Yes
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Other mining area: No
Energy Performance rating: C

Material Information

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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.

GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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