

Sunningdale Close, Chapel St Leonards

£35,000



 **2**

 **1**

 **1**



- First Floor Flat
- 2 Bedrooms
- Needs Updating
- Communal Parking
- Close to amenities

- walking distance to beach
- Popular area
- Short Lease
- Electric Heating
- phone Lines Open 8am-8pm(7 Days a Week)



rightmove 

Oxford Family Estates bring to market this 2 bedroom first floor flat in the heart of Chapel-St-Leonards. In need of refurbishment and modernisation. With communal parking and a short distance to village shops and the beach. Enter the property through a small wooden gate leading to half glazed Upvc door.

Lounge 4.74m x 3.03m (15'6" x 9'11")

With a large Upvc window overlooking the front aspect of the flats. All doors are leading off to the other rooms.

Kitchen 3.30m x 1.58m (10'9" x 5'2")

Enter the kitchen through a half glazed wooden door. Upvc window to rear aspect with stainless steel sink under. With an electric hob and oven. Plumbing for a washing machine and space for a tower fridge freezer. There is also a built-in pantry. Above the work surfaces there are wall cupboards.

Bathroom 2.41m x 1.36 (7'10" x 4'5")

Obscure Upvc window with pedestal sink under. Bath with Triton shower over and wc.

Bedroom 1 3.31m x 2.36 (10'10" x 7'8")

Upvc window to rear aspect with fuse box over. Built in storage cupboard housing the hot water tank.

Bedroom 2 3.31m x 2.36 (10'10" x 7'8")

Upvc window to front aspect. Built in wardrobes with over bed storage.

There is no heating in the flat.



LEASE

The current lease has 13 years remaining (at the time of listing) with an end date of 5/4/2039. Whilst we understand it is possible for the lease to be extended, we are unable to provide accurate costs for the extension. This would need to be done in conjunction with your conveyancer. We understand the latest annual costs for the lease include:

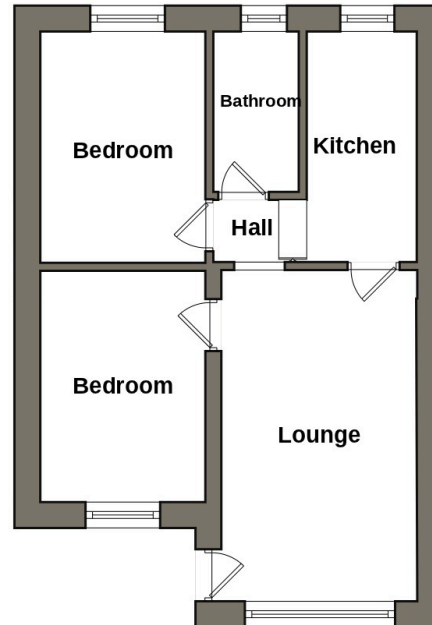
Ground rent of £1,225.69
Service charge of £50
Building Insurance at £130.

Chapel St Leonards

Chapel St Leonards is a lovely sea-side village on the east coast nestled between the major resorts of Skegness and Mablethorpe. It has a population of around 3,000 and is well known for its beautiful sandy beaches and long promenades. During the summer months it benefits greatly from tourists creating a lovely vibrant atmosphere.

The village has a lot to offer with a wide range of shops including butchers, chemist, estate agents, co-op, spar, cafes, restaurants and pubs. There is a village hall with a full programme of regular activities, doctors surgery, two churches and a primary school.





Floor plan is indicative of layout only and should not be used for accurate measurement or structural purposes

