



3B Lansdowne Road,
Skegness, Lincs, PE25 2DJ



£87,000

- NO CHAIN
- VIRTUAL FREEHOLD, LOW GROUND RENT
- LONGER LEASE
- PLEASANT MODERN FIRST FLOOR FLAT
- CONVENIENT EDGE OF TOWN CENTRE LOCATION
- PLEASANT OUTLOOK TO THE REAR
- EPC RATING C



NO CHAIN. A very pleasant modern (virtual Freehold, low ground rent) first floor flat in a convenient edge of town centre location with views to the rear. The accommodation includes Hall, Living Room and modern Kitchen, double Bedroom, modern Shower Room, double glazed windows, gas central heating, car space. Well Worth Viewing. EPC Rating C

LOCATION

From Newton Fallowell office in Skegness turn right onto Roman Bank, immediately left onto Grosvenor Road, to the bottom and turn right into Lansdowne Road just before the junction with Lincoln Road. Lansdowne Road is a private road.

ACCOMMODATION

Entrance is via a front door with stairs leading to the shared landing with opaque double glazed window and entrance door to Flat 2.

RECEPTION HALL

With laminate effect floor, access to roof space, radiator.



LIVING ROOM

11' 9" x 9' 7"

With radiator, pvc window to the rear elevation with pleasant outlook, and being 17'3 (5.26,) long overall and open plan to the:-

KITCHEN

8' 9" x 7' 6"

Fitted with a range of base and wall units, roll edge worksurfaces and new tiling, 1 1/4 bowl sink unit with mixer tap over, space for electric oven with stainless steel and glass cooker hood above, spotlights to ceiling, 2 pvc double glazed windows to the rear elevation with pleasant outlook, radiator, ceiling light track, spaces for fridge/freezer, space and plumbing for washing machine, T.V aerial point. The fridge freezer, cooker and washing machine may be available by separate negotiation.

BEDROOM

11' 4" x 9' 11"

With pvc double glazed window to the rear elevation with same outlook, radiator.

SHOWER ROOM

7' 2" x 5' 11"

Fitted with a generous corner tiled shower enclosure with electric shower, built in airing cupboard with gas wall mounted combi boiler, sealed unit double glazed window to the side elevation, wash basin set in a vanity unit, tiled walls, ladder style towel rail, access to roof space.

OUTSIDE

To the front is a car space (each apartment has one space) The agents await a copy of the lease to confirm boundaries and rights of way. A concrete path leads to the gas and electric meters. The agents hold a copy of the lease.



TENURE

The owners of the three flats together own the Freehold. The lease has been extended for 189 years from March 1989.

SERVICES

The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

VIEWING

By prior appointment with Newton Fallowell office in Skegness and accompanied by their personnel.

COUNCIL TAX

Charging Authority – East Lindsey District Council
Band A – 2023/2024 - £1375.33



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 c	75 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell Skegness

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