

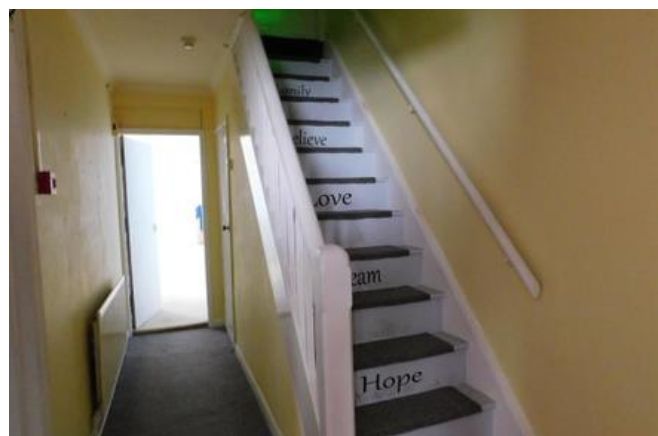
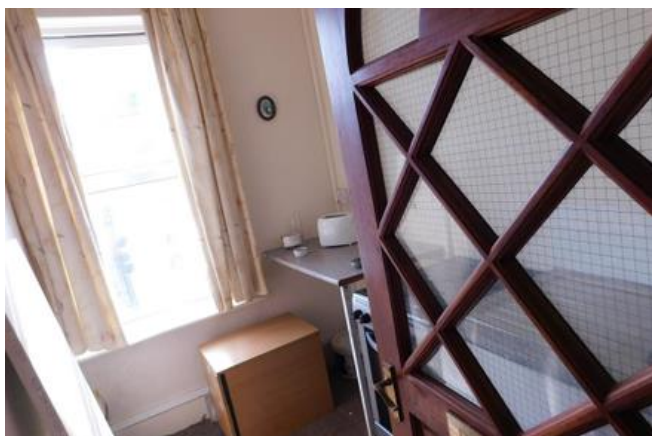


10 Prince Alfred Avenue,  
Skegness, PE25 2UH



**£325,000**

- EXCELLENT RESIDENTIAL INVESTMENT
- FREEHOLD BLOCK OF 3 FLAT
- PLUS A 5 ROOM HMO
- CONVENIENT TOWN CENTRE LOCATION
- EPC RATINGS C & D



An excellent Residential Investment comprising a Freehold block of 3 Flats plus a 5 Room HIMO in a convenient town centre location. EPC Ratings C & D

### LOCATION

Situated just off Grand Parade close to the Holiday Town Centre and Beach. From the Clock Tower follow Grand Parade northwards towards the Pier. Prince Alfred Avenue lies on the left hand side.

### ACCOMMODATION

Access to all flats is via the main front entrance door.

### HALL

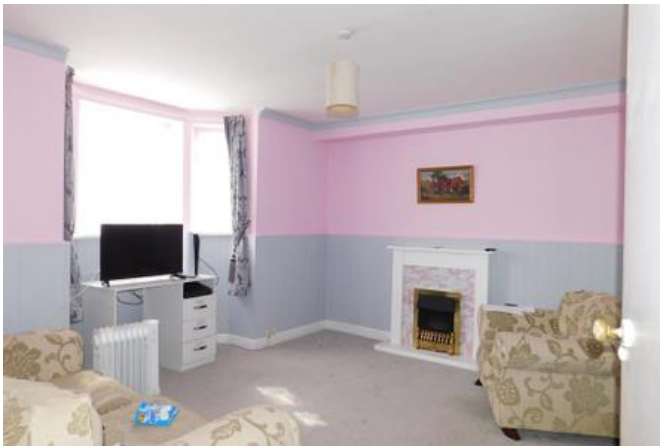
With radiator, Fire Alarm panel, stairs off, door to steps to:-

### LOWER GROUND FLOOR

### UNDER STEPS STORE

With individual fuses, 1 gas card meter, landlords electric meter, 1 card meter for basement flat.





## FLAT 1

**RECEPTION HALL** With radiator, understairs store.

**PANTRY**

**FRONT BEDSITTING ROOM** 13' 9" x 11' 6"

**BREAKFAST KITCHEN** 11' 11" x 11' 10"

With space for a range cooker, base and wall cupboards, stainless sink unit, hand basin, radiator, electric fuses, door to:-

**REAR PORCH**

With door to yard and rear pedestrian walk to a shared passage.

**LIVING ROOM** 12' 9" x 8' 6"

With pvc window, radiator.

**REAR BEDROOM** 8' 4" / 12' 11" x 11' 10" maximum

With window to the rear elevation, radiator.

**EN-SUITE SHOWER ROOM**

With tiled shower enclosure, screen door, electric shower, hand basin, W.C.

**UPPER GROUND FLOOR**

**ROOM 1 - BEDSITTING ROOM** 11' 10" x 13' 8" minimum

With radiator, pvc bay window to the front elevation, card meter.

**ROOM 2 - BEDSITTING ROOM** 12' 0" x 12' 4" maximum

With pvc window to the rear elevation, radiator, card meter.

## FLAT 2

### RECEPTION HALL

With modern electric storage heater.

### SHOWER ROOM

With hand basin, W.C, tiled shower, wall heater.

### KITCHEN 9' 0"x 5' 3"

With base cupboards, stainless steel sink unit, space for electric cooker, double glazed window.

### BEDSITTING ROOM 13' 0"x 11' 11"

With 2 double glazed windows, modern electric storage heater.

## 1ST FLOOR

### SHARED SHOWER FOR ROOMS 1 & 2

With W.C, hand basin, shower enclosure, opaque pvc window, built in airing cupboard housing the hot water cylinder (whole property)

### ROOM 3 - BEDSITTING ROOM 12' 5" x 11' 10" maximum overall

With pvc window to the rear elevation, electric panel heater, electric storage heater, radiator, card meter. EN-SUITE SHOWER ROOM With hand basin, shower enclosure.

### ROOM 4 - BEDSITTING ROOM 14' 3" x 12' 0" maximum overall

With pvc bay window to the front elevation, electric storage heater, radiator, built in cupboard, card meter. EN-SUITE SHOWER ROOM With W.C, hand basin, tiled shower enclosure, extractor.

### SHARED KITCHEN 8' 7" x 5' 11"

With pvc window to the front elevation, electric fuses, sink, electric cooker, worksurfaces, radiator.



## TOP FLOOR

With pvc window.

### ROOM 5 - BEDSITTING ROOM 12' 4" x 11' 0"overall

With pvc window to the rear elevation, radiator, modern electric storage heater, card meter. EN-SUITE SHOWER ROOM With W.C, hand basin, tiled shower enclosure, extractor.

### FLAT 3 17' 6" x 12' 0"approx

(not inspected by the agents) With Kitchen; Shower and W.C; Bedsitting Room; pvc window to the front elevation, card meter.

## TENURE

Freehold and subject to the existing tenancies.

## RENT SCHEDULE

### LOWER GROUND FLOOR

FLAT 1 - 2 Bedrooms - 68 sqm - £450 pcm

### UPPER GORUND FLOOR

ROOM 1 - Bedsitting Room - £90 p.w

ROOM 2 - Bedsitting Room - £75 p.w

FLAT 2 - 1 Bedroom - 26 sqm £368 pcm

### FIRST FLOOR

SHOWER ROOM For Rooms 1 & 2

ROOM 3 - Bedsitting Room - Ensuite - £85 p.w

ROOM 4 - Bedsitting Room - Ensuite - £75 p.w

KITCHEN

### TOP FLOOR

ROOM 5 - Bedsitting Room - En-Suite - £75 p.w

FLAT 3 - 1 Bedroom - 20 sqm - £320 pcm

£34,456 Gross

sqm taken from the EPC's

Prospective purchasers should satisfy themselves regarding the current rental income and occupancy status at the time an offer to purchase is made.

Not all parts of the property were inspected by the agent but we are advised that the standard is broadly good tenable condition. Of traditional structuring. Majority pvc double glazing.

## SERVICES

Mains gas, electricity, water and sewerage services are understood to be connected

Electric - Landlords meter and 8 card meters.

Gas - Flat 1 has gas central heating.

The boiler in the Basement runs all the radiators (except room 5). Water is included in the rent. Information about the outgoings is available on request.

## COUNCIL TAX

Charging Authority – East Lindsey District Council

Flat 1 - Band A - 2022/23 - £1310.77

Flat 2 - Band A - 2022/23 - £1310.77

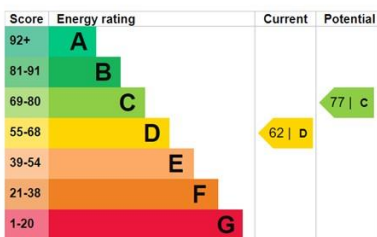
Flat 3 - Band A - 2022/23 - £1310.77

Part Ground, 1st & 2nd Floor - Band A - 2022/23 - £1310.77

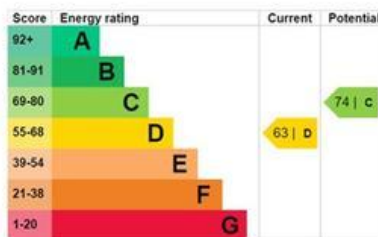




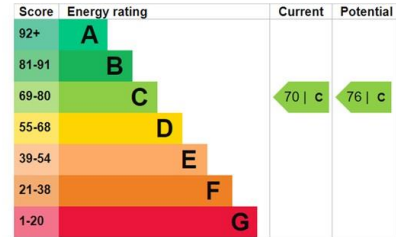
Flat 1



Flat 2



Flat 3



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