



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



**£44,000**

- NO CHAIN
- CLOSE TO TOWN & BEACH
- IDEAL INVESTMENT, HOLIDAY HOME OR DOWNSIZER
- 2ND FLOOR APARTMENT
- INTERESTING OUTLOOK OVER ROMAN BANK TO THE FRONT
- COVERED BALCONY ENTRANCE
- LEASEHOLD
- EPC RATING E
- COUNCIL TAX BAND A



**NO CHAIN. CLOSE TO TOWN & BEACH. IDEAL INVESTMENT, HOLIDAY HOME OR DOWNSIZER. One Bedroom 2nd Floor Apartment with Hall, Living Room, Kitchen and Bathroom with an interesting outlook over Roman bank to the front and a covered Balcony entrance to the rear. General parking to the rear. EPC Rating E**

### **LOCATION**

From our offices on Roman Bank proceed northwards and Ellis Court lies on the left hand side just before the traffic lights junction with Burgh Road.

### **ACCOMMODATION**

#### **COMMUNAL MAIN ENTRANCE**

The main entrance door is on Roman Bank with mail boxes and fire alarm panel. Access via the rear Balcony to:-

#### **ENTRANCE HALL**

With pvc door.

#### **LIVING ROOM**

12' 0" x 12' 11"

With pvc window to the front elevation, wood effect laminate flooring.



## KITCHEN

12' 0" x 9' 6" plus 5' 6" x 6' 5" being 'L' shaped

With base and wall units, worksurfaces, space for oven with cooker hood above, appliance space, stainless steel sink unit, serving hatch, pvc window to the front elevation.

## BEDROOM

9' 5" x 7' 9"

With pvc window to the rear elevation.

## BATHROOM

7' 8" x 5' 7"

With panelled bath with Triton shower over, hand basin, W.C, Britony II water heater, tiled walls, access to roof space, pvc window to the rear elevation.

## TENURE

Leasehold for a term of 99 years from 5/4/1979 (55 years remaining), with a ground rent and service charge of approximately £83 per month.

The agents await a copy of the lease.

## 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- 2023/24 - £1,375.33

# Floorplan

## Ground Floor

Approx. 38.6 sq. metres (415.8 sq. feet)



Total area: approx. 38.6 sq. metres (415.8 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66   D
39-54	E	50   E	
21-38	F		
1-20	G		



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