



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**

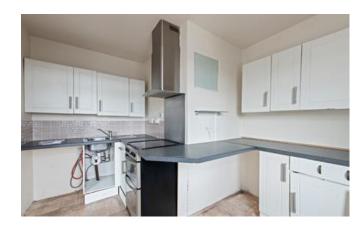
With pvc door.

# 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)

