



2 Hall Square, South Road,
Chapel St Leonards,
PE24 5TL



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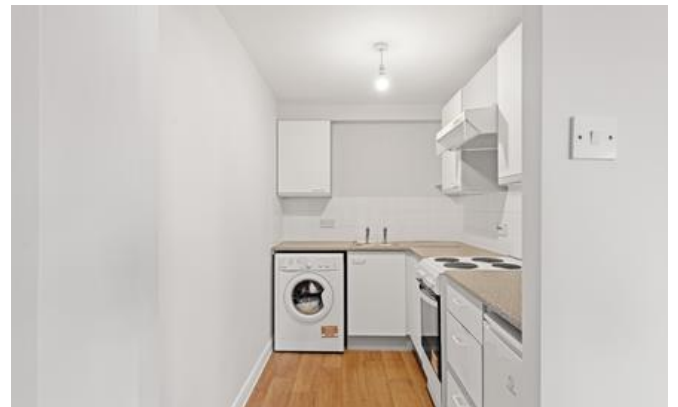
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£79,500

- NO CHAIN
- NEWLEY DECORATED
- NEW CARPETS FITTED
- NEW WASHING MACHINE, FRIDGE & COOKER
- 18' LOUNGE
- CLOSE TO BEACH & VILLAGE CENTRE
- COUNCIL TAX BAND A
- LEASEHOLD
- EPC RATING C



NO CHAIN. NEWLEY DECORATED, NEW FLOOR COVERINGS & APPLIANCES TO INCLUDE WASHING MACHINE, FRIDGE & COOKER. A one bedroom purpose built ground floor apartment in a convenient location close to the beach and village centre of Chapel St Leonards. With Entrance Porch, 18' Lounge, Fitted Kitchen with appliances, Bedroom and Bathroom. Parking. Must be viewed to appreciate this ready to move into property. EPC Rating C

ACCOMMODATION

PORCH

With pvc entrance door and pvc window, inner door to the:-

LOUNGE / DINER

5.71m x 4.30m (18'8" x 14'1")

With 2 pvc windows to the front elevation, 2 electric storage heaters, opening to the:-

KITCHEN

2.78m x 1.76m (9'1" x 5'10")

With base and wall units, worksurfaces with tiled splashbacks, stainless steel sink unit with taps over, electric oven with cooker hood above, washing machine, fridge.



INNER HALL

With fitted storage box, doors leading off to the:-

BEDROOM

3.94m x 2.68m (12'11" x 8'10")

With pvc window to the rear elevation, electric storage heater.

BATHROOM

2.94m x 1.73m (9'7" x 5'8")

With a panelled bath, pedestal hand basin, W.C, built in cupboards, wall mounted fan heater., opaque pvc window to the rear elevation.

OUTSIDE

To the front of the property is an allocated car parking space.

TENURE

Leasehold for a term of 99 years from 1996 at an annual ground rent and service charge of approx £525.00 to include buildings insurance. The agents await a copy of the annual ground rent and services charges statement to confirm.

SERVICES

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

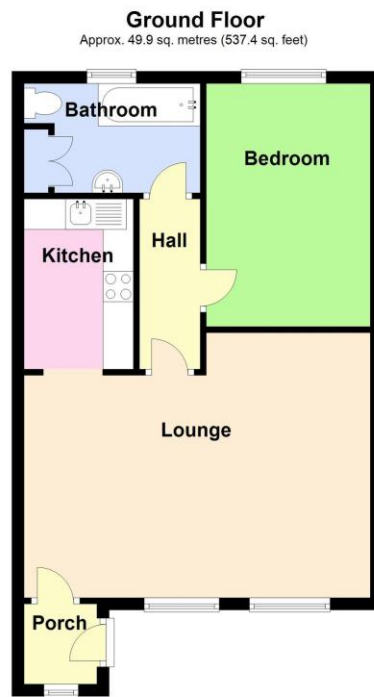
VIEWING

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 - £1,382.81

Floorplan



Total area: approx. 49.9 sq. metres (537.4 sq. feet)



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