



Granby Court, 33 Rutland Road,  
Skegness, Lincs, PE25 2AX

**£595,000**

- FREEHOLD INVESTMENT
- GROSS RENTAL INCOME APPROX £47,000
- 10 ONE BEDROOM FLATS
- GOOD LOCATION OPPOSITE THE PARK
- CONVENIENT FOR TOWN CENTRE AND THE BEACH
- EPC RATINGS C, D & E

A Freehold Block of 10 Flats, each with 1 Bedroom, Lounge, Kitchen and Bathroom (one with a bedsitting room) in a good location opposite the "Tower Gardens" Park and convenient for the town centre and beach. EPC Ratings C,D & E.

### LOCATION

Skegness is the principle Lincolnshire coastal resort with a population of around 18,000 persons increasingly substantially in the summer months with the influx of holiday makers and day visitors. It is some 40 miles east and south of Lincoln and Grimsby respectively with main communication links via the A52 and A158 roads to the south and midlands, Skegness is well served by bus and rail services and the local primary and Grammar Schools have excellent reputations.

### DIRECTIONS

Rutland Road is a pleasant tree lined street to the north of the town centre with good access to shops, schools, beach and being located opposite the Park. It runs parallel with North Parade and connects to Lumley road, the main shopping street.

### TENURE

Freehold and subject to the existing tenancies.

### 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. 48 Notice will be required.

### COUNCIL TAX

Charging Authority - East Lindsey District Council. Each flat is a Band A Council Tax

### RENT SCHEDULE

Prospective purchasers to satisfy themselves on occupancy and rental income at the time an offer to purchase is made (see the brochure for rental income details).

Flat	Rent (pcm)	Tenancy Start Date	EPC	SQM Taken from the EPC
1	£400.00	03.03.20	E	33
2	£375.00	01.06.17	C	33
3	Let agreed £450.00		D	37
4	£350.00	01.07.19	C	34
5	£450.00	19.07.23	C	38
6	£358.75	01.03.12	C	41
7	£400.00	22.12.22	E	30
8	£390.00	04.05.21	D	35
9	£370.00	06.08.18	D	39
10	£375.00	25.11.22	E	31
<b>Gross p.c.m    £3,918.75</b> <b>Gross p/a     £47,025.00</b>				



## COMMUNAL PORCH & HALL

With Entrance door and side windows, inner door to the Hall, Fire Alarm control panel.

### FLAT 1

Hall, Living Room with Kitchenette, Shower Room, Bedroom.

### FLAT 2

Hall, Living Room with Kitchenette, Shower Room, Bedroom.

### FLAT 3

Hall, Living Room with Kitchenette, Shower Room, Bedroom.

## FIRST FLOOR LANDING

### FLAT 4

Not inspected by the agents

### FLAT 5

Hall, Living Room with Kitchenette, Bathroom, Bedroom.

### FLAT 6

Hall, Kitchen, Living Room, Bedroom and Bathroom

## 2ND FLOOR LANDING

### FLAT 7

Not inspected by the agents

### FLAT 8

Hall, Living Room with Kitchenette, Shower Room, Bedroom.

### FLAT 9

Not inspected by the agents

### FLAT 10

Hall, Kitchen, Bathroom, Bedsitting Room.

## FLAT 3 – Vacant at the time of marketing



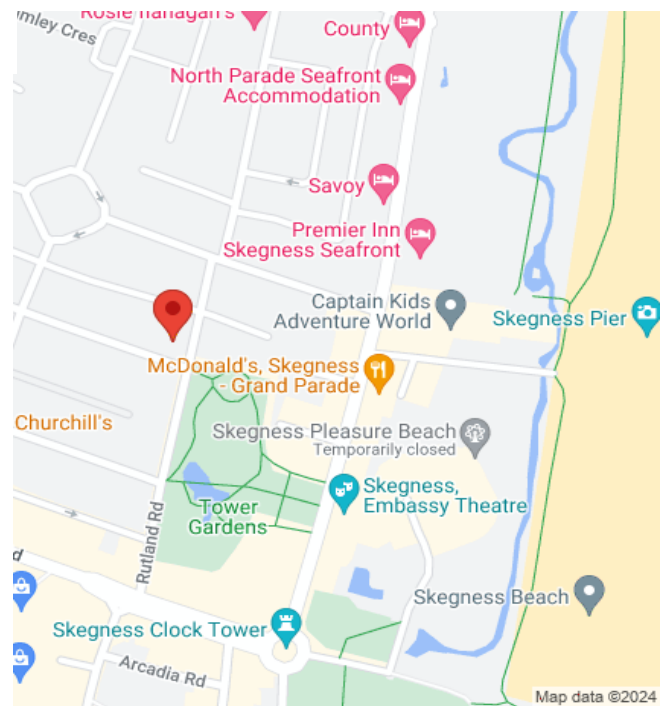
## ENERGY PERFORMANCE RATINGS

### Flat 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

### Flat 2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



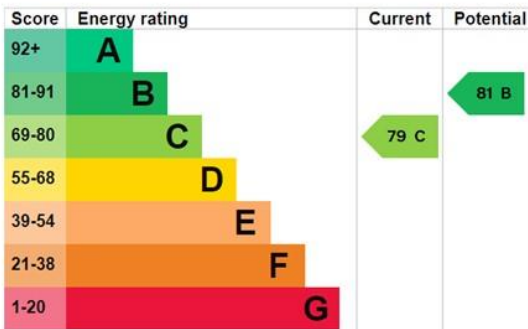
### Flat 3



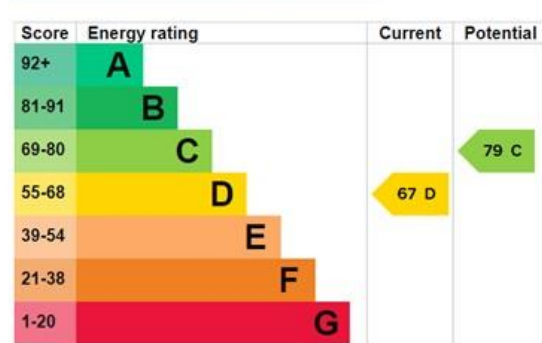
### Flat 7



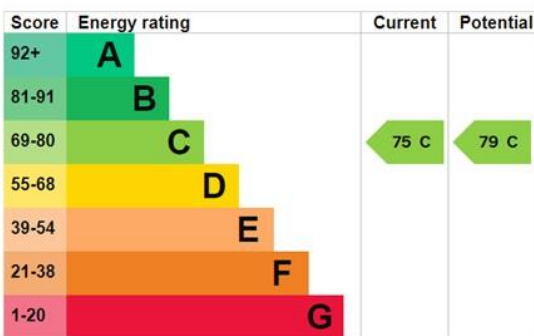
### Flat 4



### Flat 8



### Flat 5



### Flat 9



### Flat 6



### Flat 10

