



3 Hemswell House, Braceby Road,
Skegness, Lincs, PE25 2BF



£117,000

- NO ONWARD CHAIN
- MODERN SPACIOUS APARTMENT
- 2 BEDROOM FIRST FLOOR
- CONVENIENT FOR DOCTORS, SCHOOLS AND SHOPS
- ALLOCATED PARKING
- LOVELY OPEN OUTLOOK
- LEASEHOLD
- EPC RATING C
- COUNCIL TAX BAND A



NO ONWARD CHAIN. This modern spacious first floor apartment has a lovely open outlook to the front and rear and plenty of storage, a very spacious Lounge/Diner and open plan Kitchen, 2 Bedrooms, Master En-Suite, Hall with walk-in store, Bathroom, pvc double glazing, electric heating and parking. Modern estate location convenient for doctors, schools and local shops. EPC Rating C. Council Tax Band A. Leasehold.

ACCOMMODATION

With intercom entry system to the communal Hallway and stairs to the first floor.

HALL

With entrance door with spyhole, electric consumer unit, intercom entry system, electric panel heater.

STORAGE CUPBOARD

Housing the hot water cylinder, space and plumbing for washing machine.

BATHROOM 6' 7" x 6' 8"

With bath with mixer taps and shower with glass screen over, pedestal hand basin, tiled splashbacks, W.C, pvc window, ladder style towel radiator, extractor, downlights to ceiling.



KITCHEN 12' 3" x 8' 7"

Fitted with a range of modern white base and wall units, worksurfaces with tiled splashbacks, space for fridge freezer, built in oven with electric hob and concealed cooker hood above, stainless steel sink unit with mixer tap, kick board heater, downlights, pvc window to the front elevation and being open plan to the:-

LIVING ROOM 15' 10" x 10' 4"

With walk in pvc bay window to the front elevation and further pvc window providing an abundance of light, electric wall heater, T.V point.

BEDROOM 1 14' 7" x 10' 4"

With walk in pvc window, electric wall heater.

EN-SUITE SHOWER ROOM

With tiled shower enclosure, pedestal hand basin with tiled splashback, W.C, electric heated towel rail, downlights to ceiling, extractor fan, pvc window.

BEDROOM 2 12' 0"x 8' 4"

with pvc window to the front elevation, electric wall heater.

OUTSIDE

Allocated parking and space for bins, communal areas.

TENURE

Leasehold for a term of 125 years from 1st January 2017 at an annual ground rent and service charge of £1026.25 (2024) to include cleaning of communal areas, building insurance, window cleaning etc. The agents await a copy of the service charges for 2024 for Hemswell House Management Company Ltd.

SERVICES & SOLAR PANELS

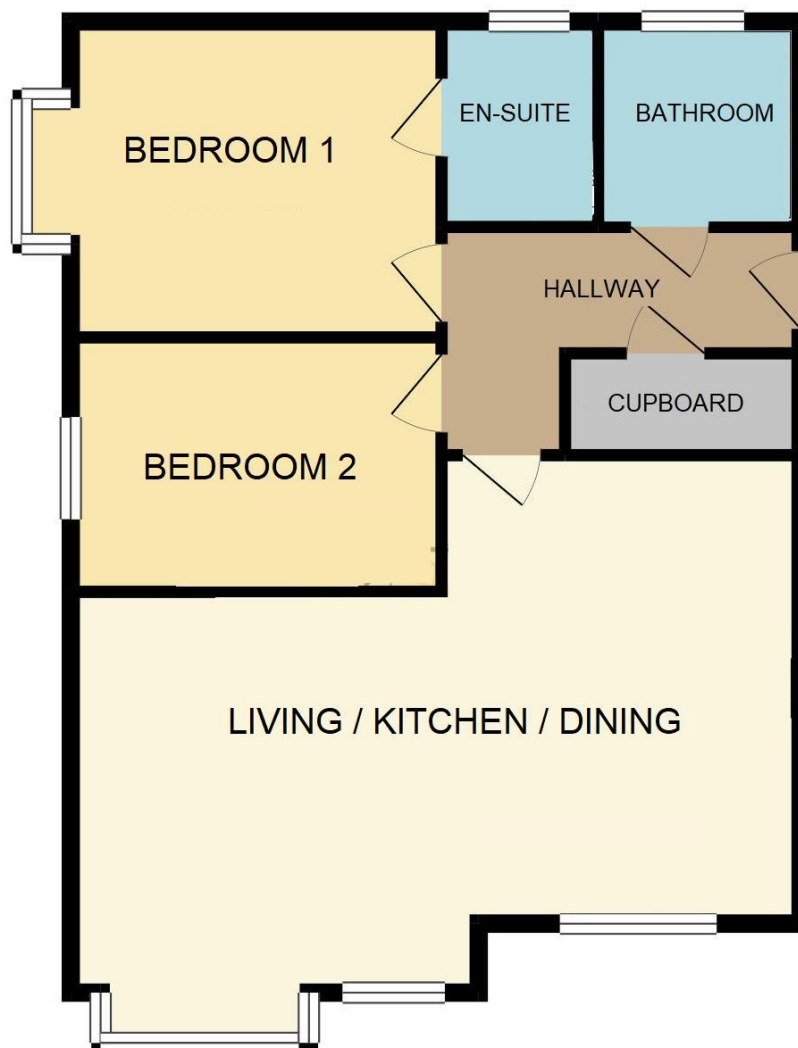
The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey. The agents await information to electric usage and the feed in tariffs. The property is understood to have the benefit of solar panels

VIEWING

By prior appointment with Newton Fallowell office in Skegness.

COUNCIL TAX

Charging Authority – East Lindsey District Council
Band A - 2023/24 - £1375.33





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



Newton Fallowell Skegness

01754 766061

skegness@newtonfallowell.co.uk