



1 Bucknall House, Belton Park
Road, Skegness, PE25 1GS



£110,000

- NO CHAIN
- MODERN & SPACIOUS
- GROUND FLOOR FLAT
- OPEN PLAN KITCHEN & LOUNGE
- EN-SUITE MASTER BEDROOM
- COMMUNAL PARKING
- CONVENIENT FOR DOCTORS, SCHOOLS & SHOPS
- LEASEHOLD
- EPC RATING C



NO CHAIN. A modern and spacious ground floor apartment in a modern estate location convenient for doctors, schools and local shops. With Entrance Hall, spacious Lounge/Diner and open plan Kitchen, 2 Bedrooms, master En-Suite, and Bathroom, pvc double glazing, electric heating and parking. EPC Rating C

ACCOMMODATION

COMMUNAL ENTRANCE HALL

With intercom entry system, stairs to first and second floors, rear door to car park.

HALLWAY

With intercom, electric panel heater, built in storage cupboard.

BEDROOM 1

4.66m x 3.88m (15'4" x 12'8")

With walk in pvc bay window to the rear elevation overlooking the car park, electric panel heater, door to:-

EN-SUITE SHOWER ROOM

2.00m x 1.58m (6'7" x 5'2")

With corner shower enclosure, W.C, pedestal hand basin, extractor fan, wall heater, heated towel radiator, opaque pvc window to the side elevation.



BEDROOM 2

3.63m x 2.54m (11'11" x 8'4")

With pvc window to the rear elevation overlooking the car park, electric panel heater.

BATHROOM

2.15m x 2.01m (7'1" x 6'7")

With panelled bath with shower screen over, W.C, pedestal hand basin, heated towel radiator, wall heater, extractor fan.

KITCHEN

3.62m x 3.28m (11'11" x 10'10")

With base and wall units, worksurfaces with tiled splashbacks, inset stainless steel sink unit, built in oven and electric hob with extractor hood above, plumbing for washing machine space for fridge freezer, pvc window to the front elevation and being open plan with the:-

LIVING ROOM

3.30m x 4.96m (16'4" x 10'10")

With a walk in pvc bay window and a further pvc bay window to the front elevation, electric panel heater.

OUTSIDE

Allocated parking and space for bins, communal areas.



TENURE

Leasehold for a term of 125 years from 1st January 2015 at an annual ground rent and service charge of £1097.98 (2024) to include cleaning of communal areas, building insurance, window cleaning etc.

SERVICES

The property has mains electricity, water and drainage connected. Heating is via electric panel heaters.

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

The property has Solar Panels of which all 6 flats understood to benefit from.

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 - 2024/25 - £1,442.67

AGENTS NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



Floorplan

Ground Floor

Approx. 70.8 sq. metres (762.4 sq. feet)



Total area: approx. 70.8 sq. metres (762.4 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell Skegness

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