



26 Langton Court, Skegness,
Lincs, PE25 3PR



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£69,950

- NO CHAIN
- POPULAR RESIDENTIAL COMPLEX
- CLOSE TO TOWN
- LOUNGE & KITCHEN
- LEASEHOLD
- WET ROOM
- FRONT & REAR GARDENS
- ALLOCATED PARKING
- EPC RATING D
- COUNCIL TAX BAND A



NO CHAIN. A 2 bedroom semi detached bungalow on this convenient residential complex close to the town centre. With Entrance Porch, Living Room, Kitchen, and Wet Room, pvc double glazing, gas central heating, front and rear gardens, communal parking. EPC Rating D

ACCOMMODATION

Entrance is on the front elevation via an:-

ENCLOSED PORCH

With pvc door and pvc windows, glazed inner door to the:-

LIVING ROOM

3.76m x 3.14m (12'4" x 10'4")

With pvc bow window to the front elevation, electric fire in a decorative surround, radiator, archway to:-

KITCHEN

4.33m x 2.01m (14'2" x 6'7")

Fitted with base and wall units, worksurfaces with tiled splashbacks, inset stainless steel sink unit, space for oven, plumbing for washing machine, further appliance spaces, gas hob, wall mounted gas central heating boiler, 2 pvc windows to the rear elevation.

BEDROOM 1

2.99m x 2.91m (9'10" x 9'6")

With pvc window to the rear elevation, radiator.



BEDROOM 2

2.86m x 2.31m (9'5" x 7'7")

With pvc window to the front elevation, radiator.

WET ROOM

1.92m x 1.67m (6'4" x 5'6")

With wetroom wall panelling and Bristan electric shower, floor drain, pedestal hand basin, W.C, radiator.

OUTSIDE

To the front is a paved garden with gravelled area and path to the front door. A path to the side with a timber Shed leads to a rear gravelled area.

TENURE

Held under Lease for a term of 99 years from 6th April 1985. An annual ground rent of approx £1,200 is payable with an annual maintenance charge of £50.32 (2023). Under the terms of the lease the property is supposed to be vacated during the month of February. On re-sale a 5% fee is paid to the park by the seller plus legal costs.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas central heating boiler served by radiators.

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 - 2024/25 - £1442.67



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. 44.9 sq. metres (483.2 sq. feet)



Total area: approx. 44.9 sq. metres (483.2 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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