



2 Moorby House, Churchill Avenue,
Skegness, PE25 2AE



£117,000

- NO CHAIN
- MODERN & SPACIOUS
- GROUND FLOOR FLAT
- OPEN PLAN KITCHEN & LOUNGE
- EN-SUITE MASTER BEDROOM
- COMMUNAL PARKING
- LEASEHOLD
- EPC RATING C
- COUNCIL TAX BAND A



NO CHAIN. A modern and spacious ground floor apartment in a modern estate location convenient for doctors, schools and local shops. With Entrance Hall, large utility cupboard, 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

With entrance door with intercom entry system, stairs to first floor.

FLAT 2

HALLWAY

With intercom handset, large built in UTILITY CUPBOARD with spaces for washing machine and tumble dryer, hot water tank.

OPEN PLAN LOUNGE & KITCHEN DINER

4.05m x 7.40m (13'4" x 24'4")

maximum into bay. The kitchen is fitted with a modern range of base and wall units, worksurfaces with tiled splashbacks, built under electric oven with 4 ring hob and extractor hood above, inset sink unit with mixer tap over, space for fridge freezer, pvc window to the front elevation. To the Lounge area there is a walk in pvc bay window and further pvc window to the front elevation, electric panel heater.



BEDROOM 1

3.61m x 4.10m (11'10" x 13'6")

maximum into bay. With pvc bay window to the rear elevation, electric panel heater, door to:-

EN-SUITE SHOWER ROOM

1.53m x 2.06m (5'0" x 6'10")

With tiled shower enclosure, W.C, pedestal hand basin, electric heated towel radiator, extractor fan, shaver point, pvc window to the rear elevation.

BATHROOM

1.98m x 2.06m (6'6" x 6'10")

With a panelled bath with shower and screen over, W.C, pedestal hand basin, electric heated towel radiator, extractor fan, pvc window to the rear elevation.

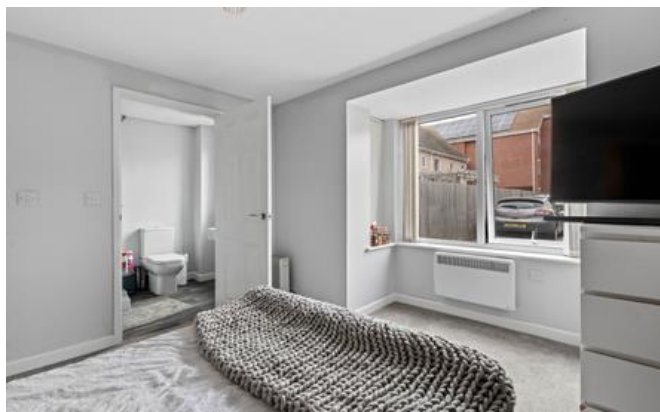
BEDROOM 2

2.48m x 3.63m (8'1" x 11'11")

With pvc window to the side elevation, electric panel heater.

OUTSIDE

Allocated parking and space for bins. Guest parking area.



TENURE

Leasehold for a term of 125 years from 1st January 2017 at an annual ground rent and service charge of £1,048.15 (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.

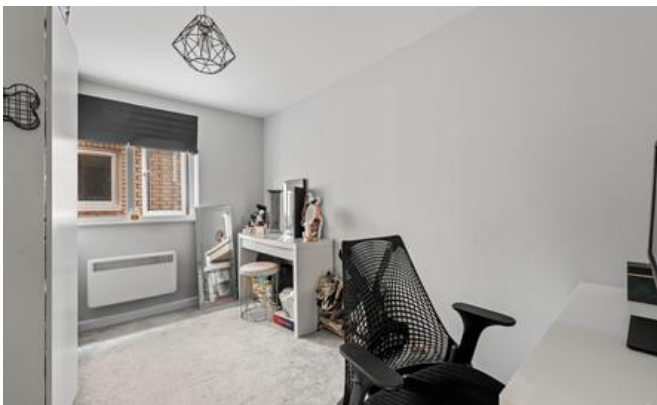
COUNCIL TAX

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.

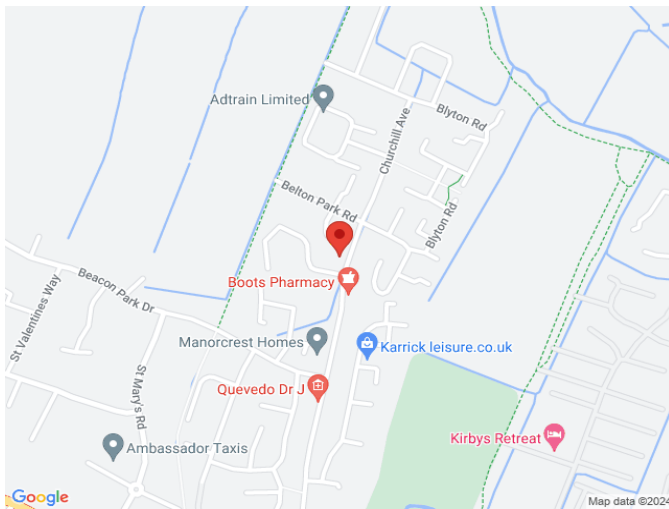
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Floorplan

Ground Floor

Approx. 64.9 sq. metres (698.9 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	70 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell Skegness

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