



47 Winston Drive, Skegness  
Lincs, PE25 2RE



**£115,000**

- NO ONWARD CHAIN
- PURPOSE BUILT APARTMENT
- LOUNGE WITH JULIETTE BALCONY
- ELECTRIC STORAGE HEATING
- PARKING
- POPULAR RESIDENTIAL LOCATION
- LEASEHOLD
- EPC RATING C



**NO ONWARD CHAIN.** A purpose built 2 bedroom first floor apartment with lovely outlook to the front over a "green". With Hall with intercom entry system, Lounge with Juliette Balcony and being open plan with the Kitchen, Bathroom, electric storage heating, communal parking area. EPC Rating C

### ACCOMMODATION

Entrance is on the front elevation to the:-

### SHARED HALLWAY

With mailboxes, fire alarm panel, door at the rear to the car park, stairs to first floor.

### HALLWAY

With entrance door, entry phone intercom, built in airing cupboard, electric storage heater.

### LOUNGE

2.71m x 4.54m (8'11" x 14'11")

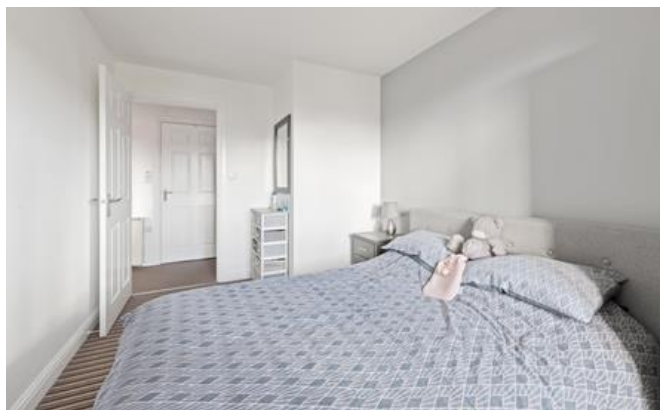
With pvc french doors opening to a juliette balcony, electric storage heater and being open plan to the:-

### KITCHEN

2.06m x 2.71m (6'10" x 8'11")

With base and wall unit, worksurfaces with tiled splashbacks, stainless steel sink unit, built in oven with electric hob above, plumbing for washing machine, pvc window to the side elevation.





### **BEDROOM 1**

2.64m x 3.44m (8'8" x 11'4")

With pvc window to the front elevation, electric storage heater.

### **BEDROOM 2**

2.6m x 4.5m (8'6" x 14'10")

With pvc window to the front elevation, electric storage heater.

### **BATHROOM**

With bath with electric shower over, pedestal hand basin, W.C, tiled walls, heated towel radiator, wall heater.

### **OUTSIDE**

To the rear is a tarmac car park with bays and bin compound.

### **TENURE**

Leasehold for a term of 125 years from January 2004 at an annual ground rent and service charge of £989.72 (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 storage heaters.

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.





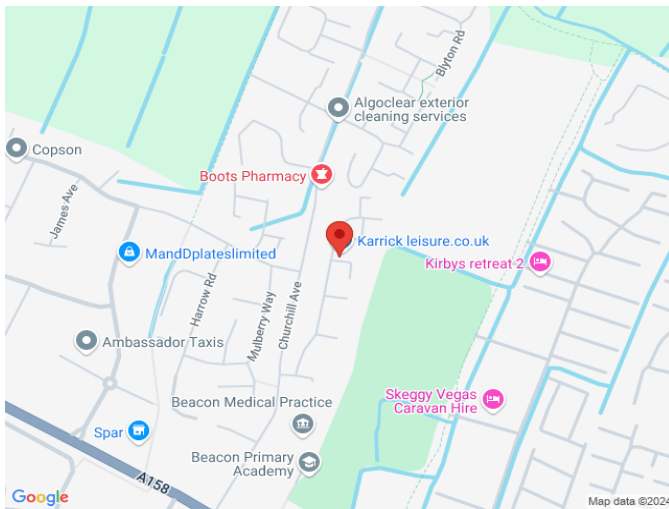
# Floorplan

## Ground Floor

Approx. 52.8 sq. metres (568.4 sq. feet)



Total area: approx. 52.8 sq. metres (568.4 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell Skegness

01754 766061

skegness@newtonfallowell.co.uk