



39 Langton Court, Skegness,
Lincs, PE25 2RB



£85,000

- NO CHAIN
- POPULAR COMPLEX
- CLOSE TO TOWN
- KITCHEN & LIVING ROOM
- WET ROOM
- COMMUNAL PARKING
- LEASEHOLD
- EPC RATING D



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

ACCOMMODATION

Entrance is on the front elevation via an

ENTRANCE PORCH

With pvc door and windows, tiled floor, inner door to the:-

LIVING ROOM

4.56m x 3.74m (15'0" x 12'4")

With pvc bow window to the front elevation, radiator, coal effect gas fire in a decorative surround.

KITCHEN

2.98m x 2.12m (9'10" x 7'0")

Fitted with base unit and wall units, worksurfaces with tiled splashbacks, stainless steel sink unit, plumbing for washing machine, built in oven with electric hob and filter hood above, space for fridge freezer, wall mounted Ideal gas central heating boiler, radiator, pvc window and pvc door to the rear garden.

INNER LOBBY

With radiator.

WET ROOM

1.72m x 1.65m (5'7" x 5'5")

With Mira electric shower with gated screen, W.C, pedestal hand basin, tiled walls, wetroom flooring, opaque pvc window to the rear elevation, radiator, Dimplex heater.

BEDROOM 1

3.23m x 2.68m (10'7" x 8'10")

With pvc window to the front elevation, radiator.

BEDROOM 2

2.56m x 2.4m (8'5" x 7'11")

With pvc window to the rear elevation, radiator.

OUTSIDE

To the front is an enclosed paved garden area with handgate leading to the front door.

To the rear is a gravelled garden area which is enclosed by fencing with a gated path leading to the back door, timber garden shed.





TENURE

Held under Lease for a term of 99 years from 1985. An annual ground rent of approx £1,200 is payable. 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. These properties are suited to cash buyers only.

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.



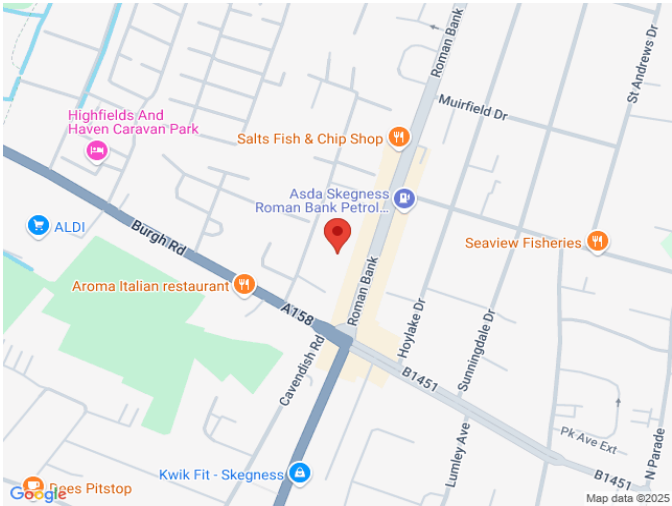
Floorplan

Ground Floor

Approx. 44.7 sq. metres (481.4 sq. feet)



Total area: approx. 44.7 sq. metres (481.4 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell Skegness

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