



1a Henshall Apartments,
Roman Bank, Skegness,
PE25 2TG



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£70,000

- NO CHAIN
- NEW 125 YEAR LEASE
- NEWLY DECORATED
- GROUND FLOOR FLAT
- LEASEHOLD
- 2 BEDROOMS
- ELECTRIC HEATING
- CLOSE TO SHOPS, SCHOOLS & BEACH
- EPC RATING E



NO CHAIN. NEW 125 YEAR LEASE. NEWLY DECORATED. A two Bedroom Ground Floor Flat situated close to the beach, town and schools. With Communal Entrance Hall, Lobby, Kitchen & Living Room, 2 Bedrooms and Bathroom. EPC Rating E

COMMUNAL ENTRANCE

Via a pvc door on Roman Bank , door to:-

LOBBY

With door to:

KITCHEN & LIVING ROOM

4.1m x 3.64m (13'6" x 11'11")

With base and wall units, worksurfaces, splashback tiling, inset stainless steel sink unit, plumbing for washing machine, appliance space, electric storage heater, electric wall heater, pvc window to the rear elevation, walk in Pantry.

INNER HALL

With pvc door to the side elevation

BATHROOM

2.71m x 1.79m (8'11" x 5'11")

With panelled bath with electric shower over, pedestal hand basin, W.C, opaque pvc window to the side elevation.



BEDROOM 1

3.76m x 2.83m (12'4" x 9'4")

With pvc window to the side elevation, electric storage heater, built in wardrobe.

BEDROOM 2

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

TENURE

To be sold with a new 125 year lease at an annual peppercorn ground rent. Service charge budget of £666.01 for 2025 and building insurance for the period 1 April 2025 to 31 March 2026, which was £342.15 for the year.

SERVICES

The property has mains electricity, water and drainage connected. Electric storage heaters are installed.

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- 2025/26 - £1,494.32

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.

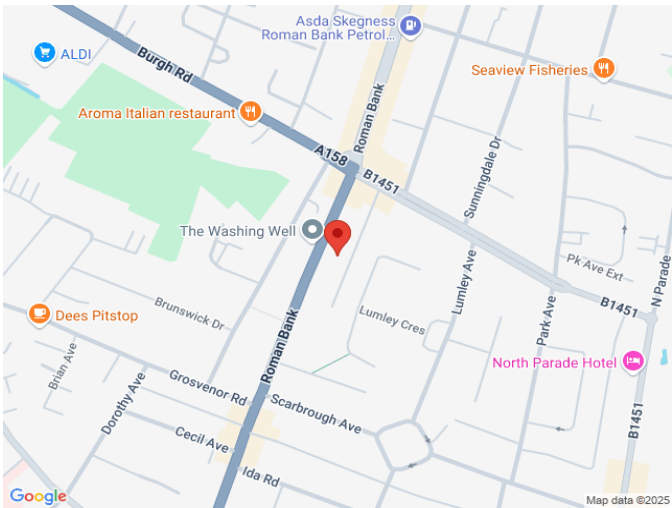
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Floorplan

Ground Floor
Approx. 46.0 sq. metres (495.5 sq. feet)



Total area: approx. 46.0 sq. metres (495.5 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



Newton Fallowell Skegness

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