



Sutton Court, Skegness PE25 2BH

welcome to

Sutton Court, Skegness

***OVER 55'S ***

Ground Floor Flat consisting of Lounge, Kitchen, Two bedrooms, Bathroom and allocated parking. Careline Alarm System and Laundry Facilities on site. Close to Town Centre and Transport Links.

Entrance Hallway

Accessed via a double glazed front entrance door, being well proportioned with electric storage heater, cloaks cupboard allowing for a good range of storage and doors leading into;

Kitchen

10' 4" x 7' 2" (3.15m x 2.18m)

Double glazed window to the front elevation, the kitchen is well equipped with a good range of wall, base and drawer units with work top areas over and tiled splash backs, stainless steel inset sink with mixer tap, electric fuse box, electric storage heater and ample appliance space.

Lounge

13' 10" x 11' 4" (4.22m x 3.45m)

With a double glazed window to the front elevation and electric storage heater.

Bedroom One

12' 3" including robe plus door rec x 11' 5" including robe plus door rec (3.73m including robe plus door rec x 3.48m including robe plus door rec)

Double glazed window to the rear and a range of fitted wardrobes with mirror sliding doors.

Bedroom Two

9' 2" min plus door recess (x 8' 9" min plus door recess ((2.79m min plus door recess (x 2.67m min plus door recess ()

With a double glazed window to the rear and electric storage heater.

Bathroom

A three piece suite comprising of a low flush WC, pedestal wash hand basin, panelled bath with electric shower over and multi fold screen, tiled splash backs, double glazed opaque window to the

rear, electric wall heater, chrome electric ladder style radiator and a deep airing cupboard incorporating the hot water tank and a range of shelving.

External

The property has a really practical integral store which houses the electric meters and has the benefit of light and power connections, being ideal for those wishing to store and recharge mobility equipment. The property owner has the use of a communal lawned garden area allowing a degree of privacy, whilst there is also a blocked paved courtyard area immediately adjacent to the front of the property which has been planted with a variety of plants and shrubs.

Sutton Court Complex

The complex in which the property is located also offers a range of on site facilities including a laundry and communal hall facilities for residents. Residents also have the benefit of secure pedestrian gated access directly onto Roman Bank itself which enables easy access to Skegness town centre and the sea front beyond.





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Sutton Court, Skegness

- Ground Floor Flat
- Allocated Parking
- Over 55's Retirement Living
- Close to Town Centre
- Bus & Train station nearby

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jun 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£112,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
SKG108269 - 0014

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