



**Flat 6 Lumley Avenue, Skegness PE25 2AP**

**welcome to**

## **Flat 6 Lumley Avenue, Skegness**

NO CHAIN\*\*\*ATTENTION CASH INVESTMENT BUYERS\*\*\*Versatile 3 Bed Top Floor Flat in GREAT CENTRAL SKEGNESS Location - Close to Seafront & Town Centre, recently re-furbished offering Skegness Skyline views & a Parking Facility to the Rear - Viewing a MUST - Call NOW!

### **Communal Entrance**

A secure entry code communal door allows access into the communal hallway area with stairs leading up to the top floor where the flat can be accessed by its own entrance door.

### **Entrance**

The flat itself has a practical hallway area with doors allowing access to all rooms and benefiting from natural light in account of the internal window from the communal hallway. This area also has a radiator, electric fuse box and loft hatch access.

### **Lounge Dinner**

12' 1" Max x 14' 10" Max ( 3.68m Max x 4.52m Max )  
Having a dual aspect on account of the two double glazed windows to two elevations allowing for an abundance of natural light to flow into the room as well as enabling far reaching views over the adjacent Skegness skyline, the room also has two radiators, space for a dinning table if required and a restricted ceiling height in places.

### **Kitchen**

Having recently been re-furbished with base and drawer units with an inset sink and complementary worktop areas, space for appliances including washing machine connection and a double glazed velux style window to the rear enabling for natural light to enter the room.

### **Shower Room**

Equipped with a three piece suite including a low flush wc, pedestal wash hand basin and shower cubicle with aqua board style splashbacks and an electric shower therein, complemented by feature floor and being fitted with an extractor.

### **Bedroom 1**

9' 4" x 12' 2" ( 2.84m x 3.71m )

With a double glazed window to the side, radiator and having a restricted ceiling height in places.

### **Bedroom 2**

7' 9" x 9' 6" ( 2.36m x 2.90m )

Double glazed velux style window to the front allowing for views over the Skegness skyline, radiator and having a restricted ceiling height in places.

### **Bedroom 3**

6' 4" x 11' ( 1.93m x 3.35m )

This room could be used as an additional reception room if 3 Bedrooms were not needed by the occupier, with a double glazed window to the front elevation allowing for views of the Skegness skyline, radiator and having a restricted ceiling height in places.

### **External**

To the front of the property can be found a hard landscaped communal front forecourt area with steps rising to the communal entrance door. Access to the graveled residents rear car park is via a driveway to the side of the building where parking for residents is available on a first come first serve basis.

### **Photographic Note**

Please be advised that the front shot features the block itself - which includes the top floor flat being offered for sale, the final three photos are generic images taken in and around the immediate Skegness area which are designed for illustrative purposes.

### **Disclaimer**

Whilst every attempt has been made to ensure the



accuracy of the floor plan, The doors, windows and other items are estimated and only to be used for illustrative purposes.



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## **Flat 6 Lumley Avenue, Skegness**

- IDEAL CASH INVESTMENT BUY!!
- 3 Bed Top Floor Flat in GREAT Central Location
- Short Distance from Extensive Town Centre Amenities & Seafront
- Versatile Layout & Parking to Rear
- NO CHAIN - Viewing Essential!

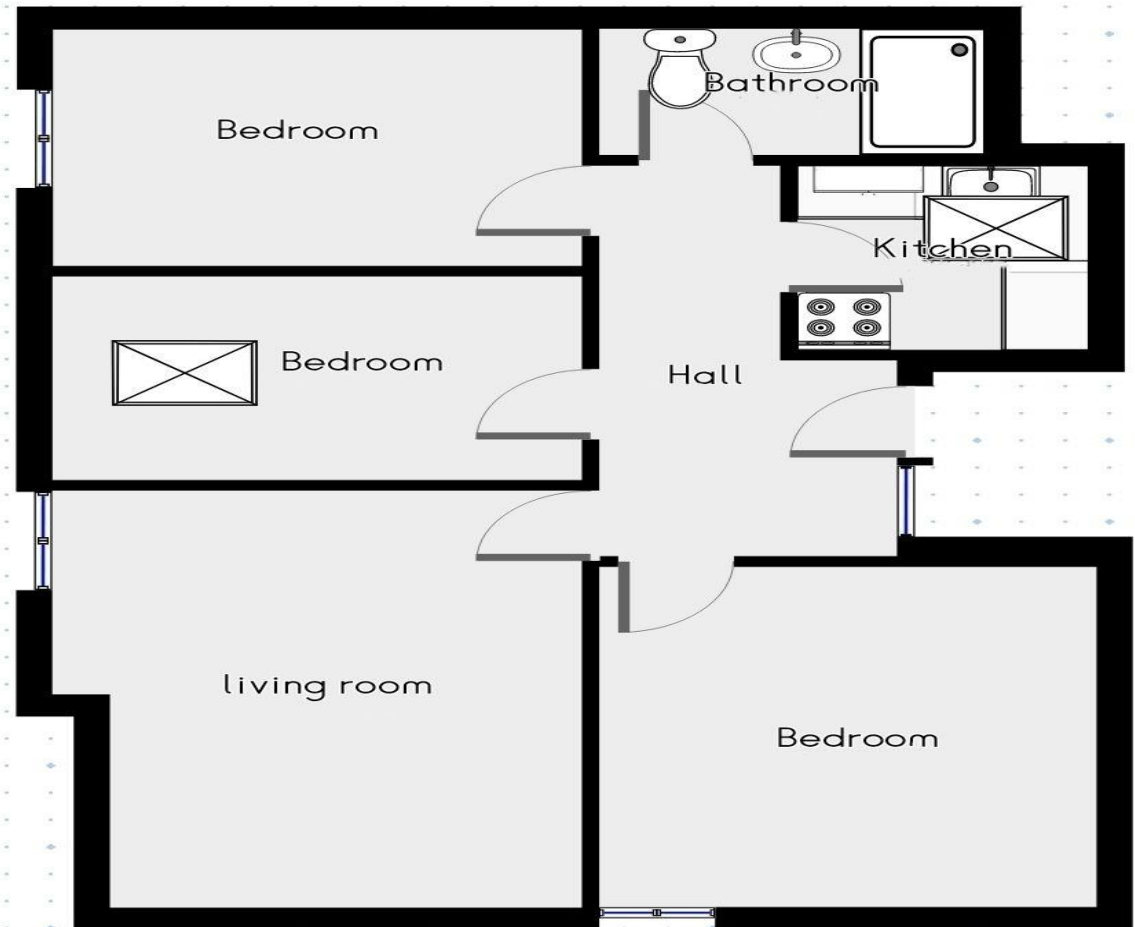
Tenure: Leasehold EPC Rating: E

offers over

**£60,000**

### **directions to this property:**

See multi map illustration.



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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold marks



Property Ref:  
SKG106623 - 0019

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