



Flat 2 The Workshop, Brian Avenue, Skegness

£85,000



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Willsons
SINCE 1842

Flat 2 The Workshop, Brian Avenue, , Skegness,

"AGENT'S COMMENTS"

A spacious ground floor one bedroom Flat with parking, convenient for the town centre and amenities in this popular coastal resort town. The accommodation comprises: Reception hall, lounge, bedroom, bathroom and dining kitchen. Having the benefit of Upvc double glazed windows and patio doors which open onto the enclosed low maintenance garden with 2 storage sheds. Composite front entrance door, electrically heated wet central heating system to radiators and parking for a vehicle.

LOCATION

Skegness is a seaside resort with sandy beaches. It has primary & secondary schools including a grammar and colleges. There are a range of shops both national and local independents and several supermarkets. Skegness also has a hospital, doctor's surgeries, dentists and leisure facilities including swimming pools, cinema, theatre & golf courses. There is a range of pubs and restaurants as well as takeaways of course one of which being fish and chips. Bus services run along the coast and also to Boston approx. 22 miles south west and to Lincoln approx. 43 miles west. Skegness is located at the end of the railway line to Nottingham.



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<https://www.willsons-property.co.uk>

Reception Hall

With radiator and doors to all rooms leading off.

Lounge

15'2" x 11'6" (4.62m x 3.51m)

Having a decorative fireplace, tiled floor, radiator, Upvc double glazed rear window, pair of Upvc double glazed patio doors.

Bedroom

14'4" / 12'2" x 10'11" (4.39m / 3.73m x 3.35m)

Upvc double glazed side window, radiator.

Bathroom

9'3" x 6'3" (2.82m x 1.91m)

Equipped with bath with electric shower over, wc, was hand basin, tiled walls, radiator, extractor fan, electric boiler which feeds the central heating and hot water system with the hot water cylinder over.

Dining Kitchen

11'4" x 11'9" (3.45m x 3.58m)

Equipped with a range of base units with worksurfaces with stainless steel single drainer sink with mixer tap, electric oven, 4 ring ceramic hob with hood over, splash-back tiling, Upvc double glazed window to side, space for washing machine, radiator.

Exterior

The property is approached off Brian Avenue via a concrete drive. Access to the rear garden is gained via pair of patio doors in the lounge, the garden is low maintenance and has 2 garden sheds.

Tenure & Possession

We understand that Flat No. 2 is leasehold for a term of 999 years from 1st June 2022. The lease holder of the flat also enjoys a one third share of the Freehold of the property over which each flat has an individual lease. We are aware that flat No. 1 also enjoys a vehicle parking space on the driveway and pedestrian right of way to its entrance door to the side of the property. It is also noted that there are pedestrian gates for the 3 adjoining Hart cottages which open directly onto the driveway. The selling agents hold a copy of the lease and register of title confirming the length of the lease, rights and responsibilities.

Services

We understand that mains electricity, water and drainage are connected to the property. the property has an envirovent air circulatory system operating in the hall, bedroom and kitchen. Central heating is via an Aztec electric water heater situated in the bathroom with a hot water cylinder over and pumped to radiators throughout the property.

Local Authority

Council Tax Band 'A' payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601111.

Energy Performance Certificate

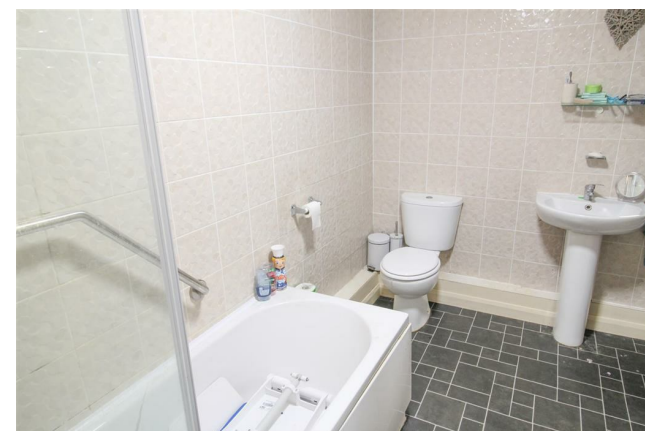
The property has an energy rating of 16G. The full report is available from the agents or by visiting www.gov.uk/findenergycertificate Reference Number: 9390-2138-4290-2027-3925.

Viewing

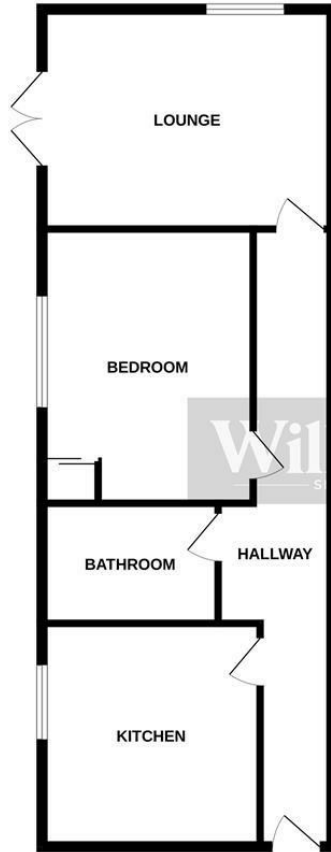
Viewing is strictly by appointment with the Skegness office at the address shown below.

Directions

Proceed north along Roman Bank turning left at its junction onto Grosvenor Road. Brian Avenue is the second turning on the left and the property will be found on the left hand side.



GROUND FLOOR
673 sq.ft. (62.6 sq.m.) approx.



TOTAL FLOOR AREA : 673 sq.ft. (62.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FLOORPLAN Not to scale – For identification purposes only

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Viewing Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

