



Willsons

16a, Algitha Road, Lincolnshire

£475 PCM



Willsons
SINCE 1842

16a, Algitha Road,
Skegness, Lincolnshire,
Lincolnshire, PE25 2AG

"AGENT'S COMMENTS"

One Bedroom flat close to town centre with UPVC double glazing and storage heaters throughout. Kitchen based on the ground floor. Courtyard area to side of the property. Store shed at the front of property. Private car park on weekends & evenings only. No Smokers. Council Tax band A. EPC rating E

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16 Algitha Road, Skegness, Lincolnshire, PE25 2AG
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<https://www.willsons-property.co.uk>

Viewing & Holding Deposit

If you wish to view any of our rental properties please fully complete the Willsons Application form online or at our offices (NO CHARGE) and return to the Skegness branch of Willsons, we will then contact you to arrange a viewing. (Failure to complete all sections may result in your application being delayed).

Viewings arranged convenient to yourselves between the hours of 9am - 5pm Monday to Friday, 9am - 12 noon Saturdays (or to suit tenant occupation).

If you wish to apply for the property once you have viewed, each individual is required to complete a Tenancy Proposal Form (bound by Ground 17 of the Housing Act 1988 as amended).

A holding fee of one weeks rent must be paid at the start of referencing and is to be held whilst referencing is being completed. This fee will be deducted from the first months rent upon successful completion of referencing.

Accommodation:

Access is gained via the side of 16 Algitha Road leading to the rear, a Upvc entrance door opens into the:-

Entrance Hall

2'10" x 10'9" (0.88 x 3.29)

With stairs to the first floor, access to the kitchen
Electric storage heater, fuse box.

Kitchen

7'4" x 8'10" (2.24 x 2.70)

Range of base and wall units with work surfaces, inset stainless steel sink and drainer, extractor fan, space and point for electric cooker, space and plumbing for washing machine, partly tiled, storage heater, power points. UPVC double glazed window to side aspect.

First Floor Landing

With UPVC double glazed window, doors to:-

Bathroom

4'11" x 6'9" (1.52 x 2.08)

UPVC double glazed window to side, with bath, toilet and wash hand basin, heated electric towel rail, Dimplex wall heater, airing cupboard cylinder & electric immersion heater.

Bedroom

11'5" x 9'3" (3.48 x 2.82)

UPVC double glazed window to side, electric storage heater, sockets and switches.

Lounge

12'6" x 9'9" (3.82 x 2.99)

With 2 UPVC double glazed windows, electric storage heater, TV and telephone points, sockets and switches

Exterior:

Storage shed and small garden area to side of property





FLOORPLAN Not to scale – For identification purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

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.

