Flat 2, 13, Rutland Road, Skegness

£475 PCM

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Willsons

SINCE 1842

Flat 2, 13, Rutland Road, , Skegness, Lincolnshire, PE25 2AZ

"AGENT'S COMMENTS"

Newly Decorated Modern 1 Bedroom flat based on the second floor and conveniently situated near the town centre and local amenities. The property benefits from UPVC double glazing throughout and modern electric storage heating. Water charges included. Council Tax band A. EPC Rating C.

LOCATION

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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,

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.

Entrance
Access gained via an external staircase. Entrance hallway with stairs up to the second floor landing:-

Landing
6'3" x 2'11" (1.93 x 0.91)
With wall units providing space and plumbing for washing machine, smoke alarm, fuse box, Power Points, Switches, Loft access.

Kitchen
5'4" x 8'3" (1.65 x 2.52)
Range of wall and base units with worksurfaces, stainless steel sink and drainer with mixer tap, built-in electric oven and 4 ring electric hob with extractor, UPVC double glazed window, electric meter, smoke alarm, 4 power points and switches. Open plan layout into lounge.

Living room
10'6" x 8'2" (3.21 x 2.50)
Open plan layout into kitchen, electric storage heater, telephone point, TV connection, internet connector, power points including USB and switches.

Bedroom
10'10" x 10'9" (3.31m x 3.30m)
Modern electric storage heater, cupboard housing the hot water cylinder, UPVC double glazed window, power points and switches.

En-Suite Bathroom
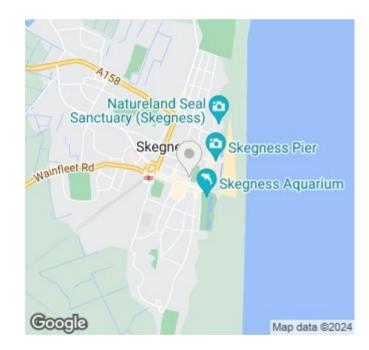2'4" x 9'10" (0.73 x 3.01)
White three piece suite comprising of bath with Triton electric shower and screen, shower panelling, pedestal wash hand basin with single faucet & WC, UPVC single glazed window, electric towel rail, mirror with light.

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.

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