



Flat 5, 13, Wilford Grove, Skegness

£395 Per Month



Willsons
SINCE 1842

Flat 5, 13, Wilford Grove,
, Skegness,
Lincolnshire, PE25 3EZ

"AGENT'S COMMENTS"

One bedroom open plan ground floor flat located close to local amenities. Gas central heating. Pound top up electricity meter. Off road private parking. Suitable for single occupant of an older age. Council Tax band A. EPC Rating D. Deposit £455.76

LOCATION

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SINCE 1842

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

Viewing and 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 to property via car park and private door

Lounge

7'6" x 19'9" (2.29 x 6.03)

UPVC Double glazed window, Gas central heated radiator, Sockets and switches, open plan leading into bedroom and kitchen.

Bedroom area

7'1" x 7'8" (2.16 x 2.34)

Open plan bedroom area, Sockets and switches, electric fuse box, pound coin electric meter.

Kitchen

5'11" x 7'1" (1.82 x 2.17)

Stainless steel sink and drainer, breakfast bar, wall and base units, extractor fan, sockets and switches

Bathroom

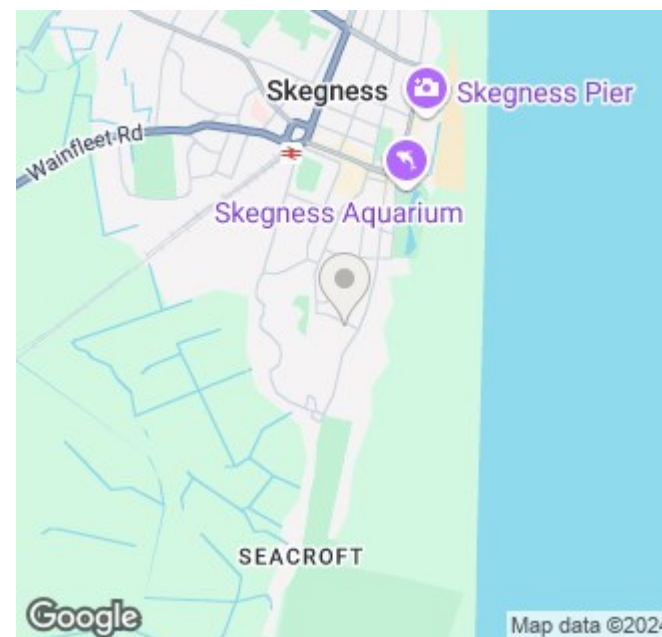
7'2" x 3'10" (2.19 x 1.17)

Gas central heated radiator, Electric shower unit, toilet, pedestal hand basin, extractor fan.



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.

