



Flat 2 Sorby Court, North Parade, Skegness,

£142,500



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Willsons
SINCE 1842

Flat 2 Sorby Court, North
Parade,
, Skegness,,
Lincolnshire, PE25 2UB

"AGENT'S COMMENTS"

An opportunity to purchase a spacious leasehold ground floor Flat on the North Parade, ideally situated for the beach and seafront attractions in this popular coastal resort town. Having reception hall, breakfast kitchen, 2 double bedrooms, lounge-dining room and shower room. Communal entrance door, lobby and rear paved area, Upvc double glazing, gas central heating, garage and car parking space.

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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Accommodation

Communal steps off Castleton Boulevard lead to the main communal entrance door with screen which incorporates the letter boxes, opening into a communal vestibule with door to the rear communal terrace and the Upvc double glazed entrance door into Flat 2.

Reception Hall

21'7" x 3'9" (6.58m x 1.14m)

Having radiator, recessed airing cupboard with radiator.

Breakfast Kitchen

13'9" x 9'4" (4.19m x 2.84m)

Having a range of wall and base units with worksurfaces incorporating stainless steel single drainer sink with mixer tap, splash-back tiling, 4 ring gas hob with extractor hood over, oven unit with electric double oven, space and plumbing for washing machine, wall mounted gas central heating boiler, radiator, tiled floor, Upvc double glazed window.

Lounge-Dining Room

18'10" x 10'11" (5.74m x 3.33m)

Having Upvc double glazed window with additional secondary glazed panel overlooking the North Parade and seafront, Upvc double glazed sliding patio doors opening onto a balcony, TV point, radiator.

Bedroom 1

14'5" x 10' (4.39m x 3.05m)

Upvc double glazed front window with additional secondary glazed panel, radiator.

Bedroom 2

13'5" x 10'10" (4.09m x 3.30m)

Upvc double glazed window to side with additional secondary glazed panel, radiator.

Shower Room

10'2" x 6'8" max (3.10m x 2.03m max)

Equipped with shower cubicle with direct shower and mermaid style board to rear, wash hand basin, wc, extractor fan, storage cupboard, ladder style towel rail radiator.

Exterior

The communal entrance lobby has a rear door which opens onto a block paved communal area with steps leading down to the rear access road off Park Avenue which leads to the

Garage & Parking Space

16'1" x 8'4" (4.90m x 2.54m)

Accessed from Park Road having a remote controlled up and over door, light and power, solar panel, parking space to front.

Tenure & Possession

The Flat is Leasehold for a term of 99 years from 01 October 1987 having approximately 62 years remaining. The Garage is leasehold for term from 12th June 2023 to 30th December 2086. Copies of the lease, ground rent and management charges are available from the agent. Note: We are informed that the Flat lease can be extended for a further term of 99 years for a charge of approximately £5,000 plus legal costs.

Services and Construction

We understand that mains gas, electricity, water and drainage are connected to the property. Being a ground floor flat in a 3 storey block of red facing brick under a pitched concrete interlocking tiled roof.

Local Authority

Council Tax Band 'B' 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 __. The full report is available from the agents or by visiting www.gov.uk/findenergycertificate Reference Number: ____.

Viewing

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

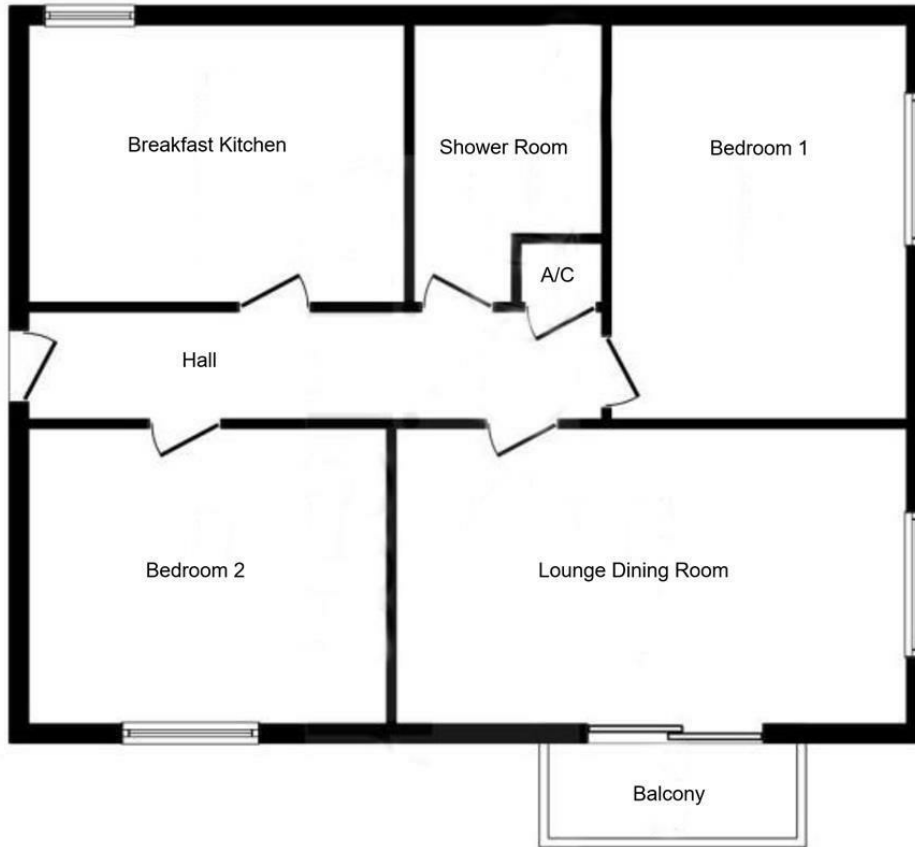
Location

Proceed left out of the office on Alghitha Road turning left again onto Rutland Road, straight over at the junction with Scarborough Avenue onto Park Avenue and turning right onto Castleton Boulevard whereupon the property will be found on the left hand side overlooking the junction with North Parade.

What3words

label.rides.smiled





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.

