



Willsons

65, Winston Drive, Skegness

£120,000



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Willsons

SINCE 1842

65, Winston Drive,
, Skegness,
Lincolnshire, PE25 2RE

"AGENT'S COMMENTS"

A modern second floor apartment located in the coastal town of Skegness, within easy reach of all the local amenities. Offering open plan living area, newly fitted kitchen, new flooring throughout, single garage and additional parking bay. No onward chain.

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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16 Alghitha Road, Skegness, Lincolnshire, PE25 2AG
T. 01754 896100 | E. rentals@willsons-property.co.uk
<https://www.willsons-property.co.uk>

Front Of Property

With block paved path to the property and garage, tarmac pavement to the rear car park and small communal grassed area.

Lobby Entrance

With intercom operated door into the lobby, with mail boxes, stairs leading to the first and second floor, carpeted flooring

Inner Entrance

3'2" x 3'3" (0.97m x 0.99m)

With carpeted flooring

Hallway

6'6" x 5'4" (1.98m x 1.63m)

With intercom receiver, loft access, cloak cupboard and new carpeted flooring

Kitchen

10'3" x 8'5" (3.14m x 2.59m)

With newly fitted kitchen, consisting of a range of wall and base units, black metro tile splashbacks, integrated four ring hob, electric oven, extractor hood, stainless steel sink with mixer taps, space and plumbing for washing machine, window to rear elevation and new vinyl flooring,

Lounge

22'0" x 8'10" (6.72m x 2.71m)

With French doors with Juliet balcony to front elevation, window to rear elevation, wall mounted electric heaters and new carpeted flooring.

Bedroom 1

11'4" x 8'6" (3.46m x 2.61m)

With window to front elevation, electric storage heater and new carpeted flooring

Bedroom 2

11'3" x 8'5" (3.45m x 2.58m)

With window to the front elevation, electric storage heater and new carpeted flooring

Bathroom

8'5" x 6'6" (2.57m x 2m)

With WC, hand basin, bath with electric shower over, heated towel rail, extractor fan, fully tiled walls, electric wall mounted heater, airing cupboard, window to the rear elevation and vinyl flooring.

Garage

22'1" x 8'11" (6.74m x 2.73m)

With 'up and over' door, electrics connected.

Rear Of Property

With additional tarmac parking bays and communal bin store

Tenure & Possession

The lease for the property is 125 Years from the First day of January 2004. A full copy is available on request from our Skegness office. The service charges and ground rent for 2025 is £880 of which is payable annually or monthly.

Services

We understand that mains water, drainage and electricity are connected to 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 'C'. The full report is available from the agents or by visiting www.gov.uk/findenergycertificate Reference Number: 0485-3007-2203-6799-7204

Viewing

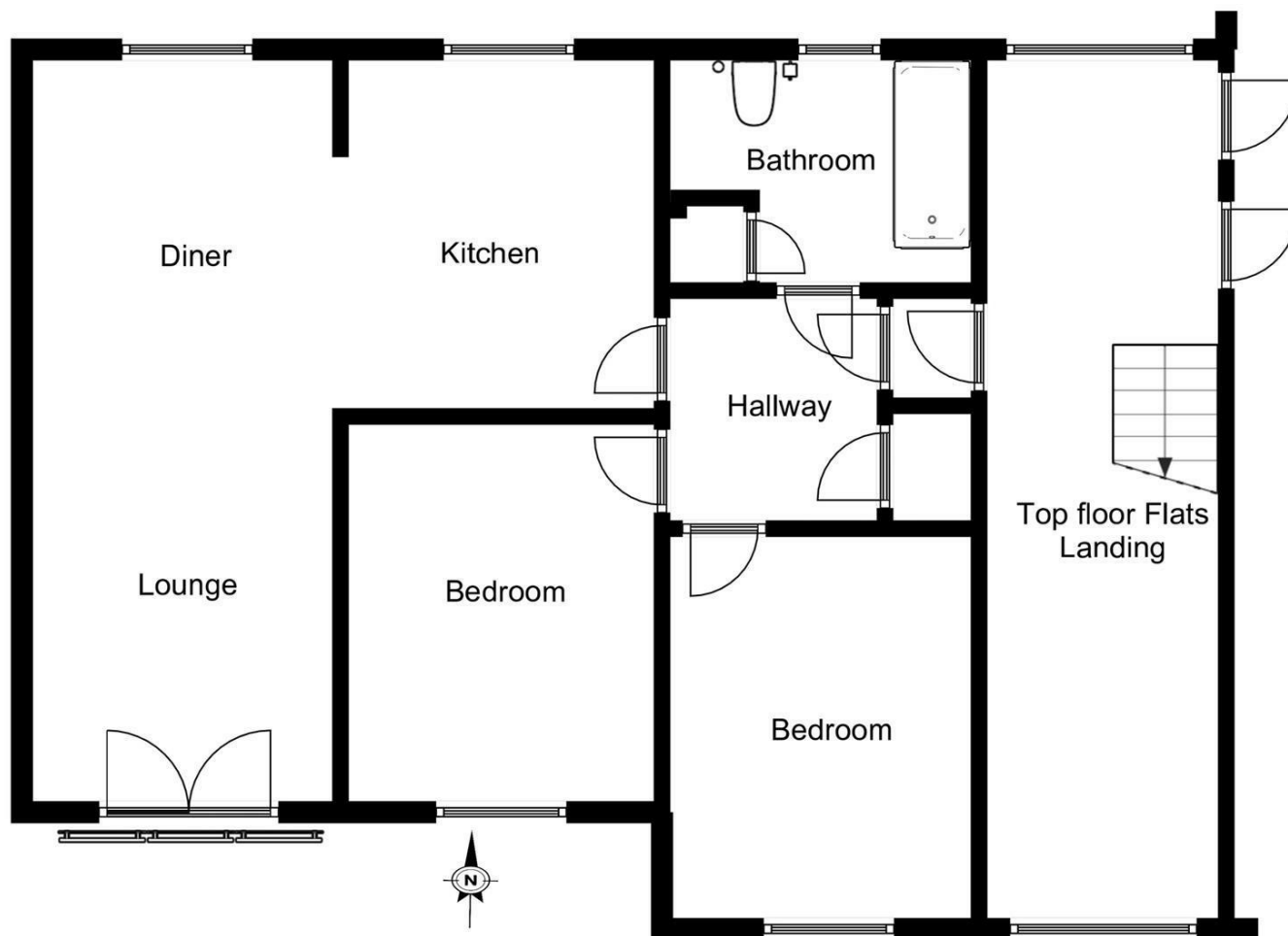
Viewing is strictly by appointment with the Skegness office at the address shown below.

Directions

Turn left from our office on Alghitha Road and proceed to the crossroads, turn left on to Lumley Avenue and head towards the church on the roundabout. Take the second left on the roundabout continuing on Lumley Avenue towards Castleton Boulevard. Turn left and head towards the traffic lights using the left hand lane to go straight on to join Burgh Road. Continue along Burgh Road, turning right on to Churchill Avenue (opposite the service station). Take the first right and them immediately left on to Winston Drive. The property is middle block of apartments at the end of the cul-de-sac.

What 3 Words





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.

