



Willsons

11, Parliament Close, Skegness

£625 Per Month



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Willsons
— SINCE 1842 —

11, Parliament Close,
, Skegness,
Lincolnshire, PE25 1GP

"AGENT'S COMMENTS"

Top floor fully furnished 2-bedroom apartment with allocated parking, located close to local amenities. This property benefits from UPVC double glazing and electric heating throughout with ceiling fans in the bedrooms and lounge. The apartment is fully furnished and consists of a double bed, wardrobes, drawers, wall mounted TV's, recliner sofa, fridge freezer, washer-dryer, microwave, toaster, kettle as well as plates, cutlery, utensils and cups. Council Tax band A. EPC Rating B. Deposit £721.15. Unfortunately, this property is unsuitable for pets.

LOCATION

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T. 01754 896100 | E. rentals@willsons-property.co.uk
<https://www.willsons-property.co.uk>

Viewings 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 are arranged 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.

Accommodation

Top Floor Fully Furnished Two Bedroom Apartment with off-road designated parking space.

Entrance

6'3" x 3'8" (1.92 x 1.14)

Private door leading to cloakroom with electric fuse box, mirror, switches and storage cupboard with shelving

Bedroom 1

8'5" x 11'10" (2.57 x 3.61)

UPVC double glazed window with fitted vertical blind and roller blinds, electric storage heater, ceiling fan with lighting, double ottoman style bed and mattress, wardrobe, two 5-drawer chest of drawers, dressing table and stool with vanity mirror, wall mounted TV, wall mounted mirror, sockets and switches.

Bedroom 2

11'2" x 8'7" (3.42 x 2.63)

UPVC double glazed window with fitted vertical blinds, roller blinds and curtains, electric storage heater, ceiling fan with lighting, double bed and mattress, wardrobe, large 5-drawer chest of drawers, small 5-drawer side table. wall mounted TV, sockets and switches.

Bathroom

6'8" x 6'2" (2.04 x 1.90)

Panelled bath with overhead shower and curtain rail, toilet, pedestal hand basin, extractor fan, electric heater, towel rail heater, vanity storage cupboard.

Kitchen

6'7" x 8'10" (2.03 x 2.71)

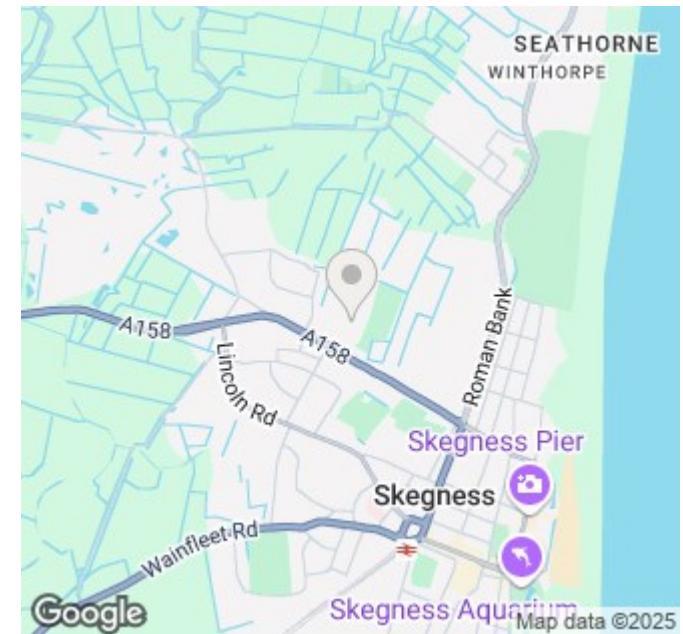
UPVC double glazed window with fitted roller blind, double stainless steel sink and drainer, electric oven and 4 ring hob with overhead extractor fan, fridge-freezer, washer-dryer, range of wall and base units with work surfaces, tiled backsplash microwave, 2 slice toaster, kettle, cups cutlery and plates, refuse bins, sockets and switches.

Lounge

8'11" x 14'10" (2.73 x 4.53)

Double UPVC doors with fitted blinds leading to Juliet balcony, curtains and rail, electric storage heater, ceiling fan with light, wall mounted TV, 2 seater fabric recliner sofa, computer desk with drawers. small TV bench, TV connection port, internet port, sockets and switches.





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.

