Flat 3, The Old Hospital, Station Road

£525 PCM

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Willsons
SINCE 1842

Flat 3, The Old Hospital, , Station Road, Lincolnshire, LN13 9JB

"AGENT'S COMMENTS"

Two-bedroom ground floor flat located within a short distance of Alford town centre and local amenities. The flat comprises of two bedrooms, shower room and an open plan lounge and kitchen This flat benefits from wooden sash windows and gas central heating throughout. There is off-road parking to the rear of the property and an intercom system and code-lock communal door access. Council Tax Band A. EPC Rating C. Deposit £605.76

LOCATION

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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

Two-bedroom, ground floor flat with access to side of property and off-road parking located close to Alford Town center.

Kitchen

10'2" x 9'3" (3.12 x 2.83)
Open plan kitchen/lounge with a wooden sash window with fitted curtain rail, gas boiler, gas central heated radiator, stainless steel sink and drainer, range of wall and base units with counter top, extractor fan, space for electric oven, space for washing machine, space for under counter fridge, sockets and switches

Lounge

11'8" x 10'3" (3.58 x 3.14)
Open plan lounge/kitchen with wooden sash windows with fitted curtain rails, gas central heated radiator, TV connection point, Internet connection point, sockets and switches.

Hallway

2'11" x 12'6" (0.91 x 3.82)
Gas central heated radiator, Intercom system, thermostat, sockets and switches

Bedroom 1

10'5" x 14'0" (3.20 x 4.27)
Wooden sash window with fitted curtain rail, gas central heated radiator, sockets and switches.

Bedroom 2

5'8" x 12'6" (1.74 x 3.82)
Wooden sash window with fitted curtain rail, gas central heated radiator, sockets and switches.

Bathroom

5'11" x 7'5" (1.81 x 2.27)
Large panelled shower unit with sliding glass door, pedestal hand basin, toilet, gas central heated radiator, 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.