



Flat 4, 77, Drummond Road, Lincs

£465 PCM



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**Willsons**  
— SINCE 1842 —



Flat 4, 77, Drummond Road,  
Skegness, Lincs,  
Lincolnshire, PE25 3EH

### "AGENT'S COMMENTS"

*First floor one bedroom flat located close to the seaside town center of Skegness and local amenities. This property benefits from UPVC double glazing and electric storage heaters throughout. There is an open Kitchen/lounge with breakfast bar and storage. Off road parking available. Water charges included in rent. Council Tax band A EPC rating E. Deposit £536.53.*

### LOCATION

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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

First floor flat accessed via a communal entrance door and hallway.

### Lounge

13'11" x 10'11" (4.25 x 3.35)

Open plan lounge/kitchen with Electric storage heater, double storage cupboard, UPVC double glazed window, Breakfast bar, TV connection, Sockets and switches.

### Kitchen

7'10" x 6'8" (2.39 x 2.05)

Electric oven and 4 ring hob with extractor fan, washing machine, small fridge freezer, stainless steel sink and drainer, UPVC double glazed window. Range of wall and base units.

### Bathroom

5'0" x 5'3" (1.54 x 1.62 )

Shower cubicle with electric shower, toilet, pedestal hand basin, electric heater, extractor fan, built in vanity cupboard

### Bedroom

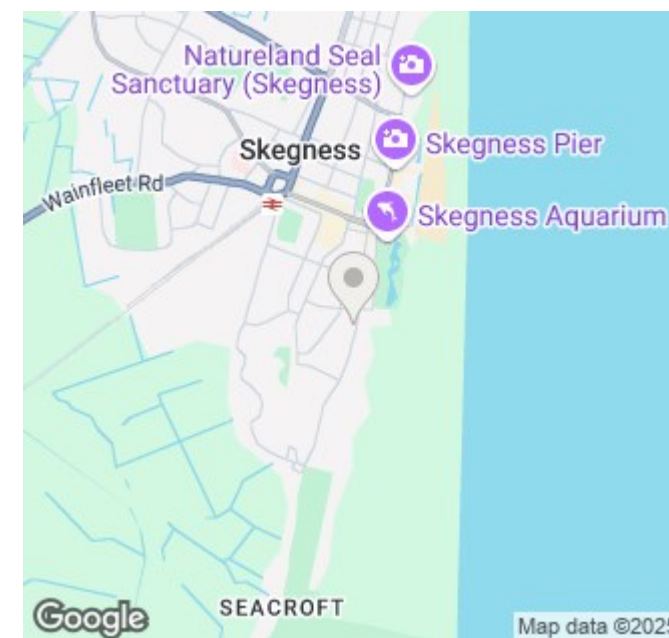
8'11" x 13'3" (2.73 x 4.04)

UPVC Double glazed window, electric storage heater, 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.

