



Flat 7, 90, Drummond Road,  
£625 PCM



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**Willsons**  
SINCE 1842

Flat 7, 90, Drummond Road,  
, Skegness,  
Lincolnshire, PE25 3EQ

### "AGENT'S COMMENTS"

*Newly decorated two-bedroom ground floor flat located within a short distance of local amenities in the seaside town of Skegness. This property benefits from UPVC double glazing and electric storage heating throughout. Property consists of kitchen, bathroom, lounge, storage cupboard, two double bedrooms and off road parking available. Water charges included within rent. Council Tax Band: A. EPC Rating: D. Deposit £721.15*

### LOCATION

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

### Viewings & 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 located close to local amenities in the seaside town of Skegness. Access gained to the building through front door behind located behind block.

### Kitchen/Diner

11'0" x 11'10" (3.36 x 3.62)

uPVC front door with double glazed window, uPVC double glazed window fitted with a built in blind, Electric storage heater, Range of base and wall units, Stainless steel sink with drainer and taps, Space and plumbing for washing machine, Fuse box, Extractor fan, Airing cupboard with water tank and storage, Fire blanket and fire extinguisher, Tv and internet port, Aerial port, Light fitting, Sockets and switches.

### Hallway

10'1" x 2'9" (3.09 x 0.86)

### Bathroom

3'8" x 7'2" (1.14 x 2.20)

Close coupled toilet, Pedestal sink with mixer tap complete with tiled splashback, Shower cubicle with panelled splashback and glass sliding door, Mains shower, Towel rail, Towel hooks, Hand rail, Extractor fan, Light fitting, Light pull cord.

### Master bedroom

8'1" x 14'6" (2.47 x 4.44)

uPVC double glazed window with fitted blinds, Electric storage heater, Tv aerial, Light fitting, Sockets and switches.

### Bedroom 2

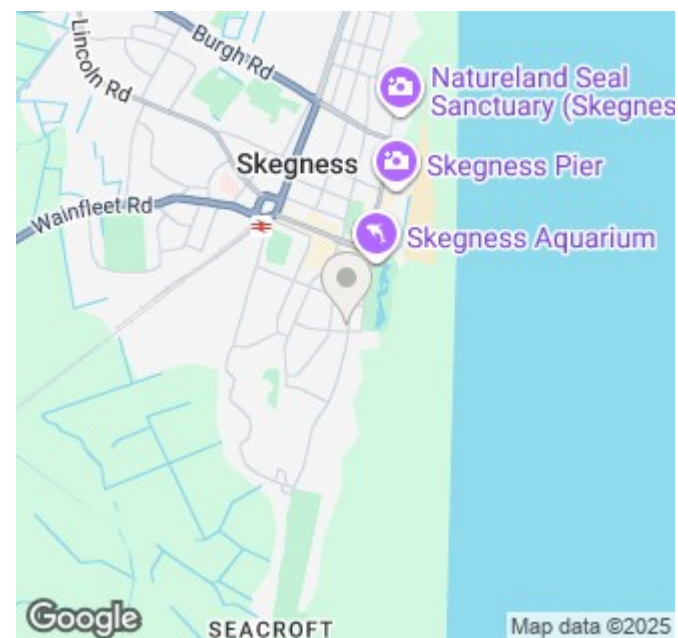
7'1" x 9'10" (2.18 x 3.00)

uPVC double glazed window with fitted blinds, Electric storage heating, Tv aerial, Light fitting, 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.

