



3 Kings Flats, 31, Kings Avenue, Skegness

£875 Per Month



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Willsons
SINCE 1842

3 Kings Flats, 31, Kings Avenue,
, Skegness,
Lincolnshire, PE25 1RD

"AGENT'S COMMENTS"

Spacious 2-bedroom first floor flat that backs directly on to the beach in the small coastal village of Winthorpe, Skegness. This property consists of two double bedrooms, large lounge with views of the beach and a fully refurbished kitchen with storage cupboards. There is UPVC double glazing and gas central heating throughout. Property also benefits from large communal front and rear gardens with gate access to the beach. Council tax band A. EPC rating C. Deposit £1682.69

LOCATION

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<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

Spacious first floor 2-bedroom flat located in Winthorpe, Skegness and backs directly on to the beach. Access gained via shared stairwell.

Bedroom 2

10'4" x 9'11" (3.16 x 3.03)

UPVC double glazed windows, gas central heated radiator, corner storage cupboard, tv connection point, sockets and switches.

Bathroom

6'10" x 7'0" (2.09 x 2.14)

UPVC double glazed windows, heated towel rail, panelled bath with overhead shower and glass shower screen, pedestal sink, toilet, adjustable mirror.

Lounge

16'11" x 11'11" (5.18 x 3.64)

UPVC double glazed windows with views of the sea, gas central heated radiator, ornamental fireplace, tv connection point, sockets and switches.

Bedroom 1

11'11" x 14'10" (3.64 x 4.54)

UPVC double glazed windows, gas central heated radiator, 5 door built in wardrobe with rails and shelving, corner storage cupboard, tv connection point, sockets and switches.

Kitchen

7'0" x 9'0" (2.14 x 2.75)

UPVC double glazed windows, gas central heated radiator, cupboard housing gas boiler, pantry with shelving, range of wall and base units, porcelain sink and drainer, electric oven, 4 ring gas hob with overhead extractor fan, space for washing machine, sockets and switches.

Gardens

Front and rear gardens shared between 4 flats. Side gate to path that leads to Winthorpe beach.





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.

