



 **NEWTON**
FALLOWELL

Flat 1, Hall Square, South Road,
Chapel St. Leonards – PE24 5TL. £80,000

Flat 1 Hall Square

South Road, Chapel St Leonards

NO CHAIN. A one bedroom purpose built ground floor apartment in a convenient location close to the beach and village centre of Chapel St Leonards. With Entrance Porch, 19' Lounge Diner, Fitted Kitchen, Inner Hall, Bedroom and Bathroom. Parking. Must be viewed.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

AGENTS NOTES

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.





ACCOMMODATION

ENTRANCE PORCH

With pvc entrance door and pvc window, inner door to the:-

LOUNGE / DINER

19' 2" x 14' 1" (5.84m x 4.29m)

With 2 pvc windows to the front elevation, 2 new electric panel heaters, opening to the:-

KITCHEN

7' 1" x 5' 10" (2.15m x 1.77m)

Fitted with base and wall units, worksurfaces with tiled splashbacks, stainless steel sink unit, built under oven with 4 ring electric hob and extractor hood above, space and plumbing for washing machine.

INNER HALL

BEDROOM

13' 1" x 8' 10" (4.00m x 2.69m)

With pvc window to the rear elevation, new electric panel heater.

BATHROOM

9' 11" x 5' 7" (3.02m x 1.71m)

With panelled bath with electric shower over, pedestal hand basin, W.C, extractor, Dimplex wall heater, part tiled walls, opaque pvc window to the rear elevation, built in airing cupboard housing the hot water cylinder.

OUTSIDE

To the front of the property is an allocated car parking space.



TENURE

Leasehold for a term of 99 years from 1st January 1996 at an annual ground rent of £75.00 and service charge of approx. £645.00 to include buildings insurance.

SERVICES

The property has mains electricity, water and drainage connected. Heating is via electric panel heaters (new Jan 2026). The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

VIEWING

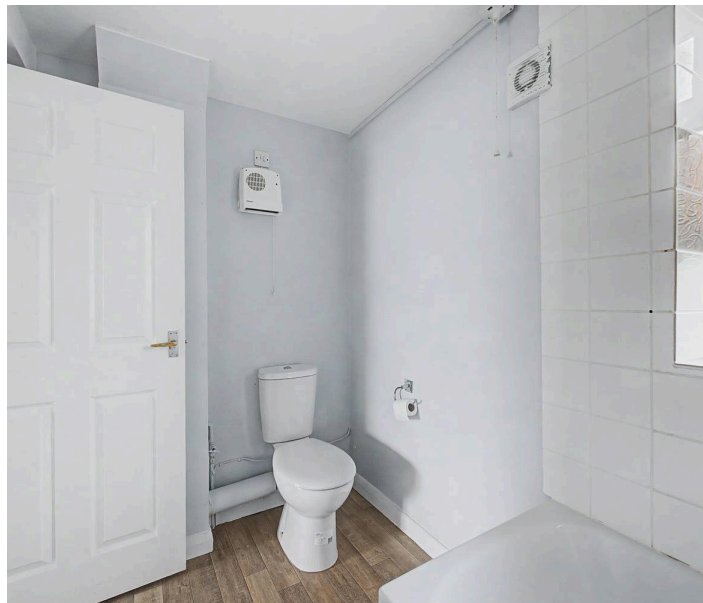
By prior appointment with Newton Fallowell office in Skegness and accompanied by their personnel.

COUNCIL TAX

Charging Authority – East Lindsey District Council Band A – 2026/27 – £1,530.00

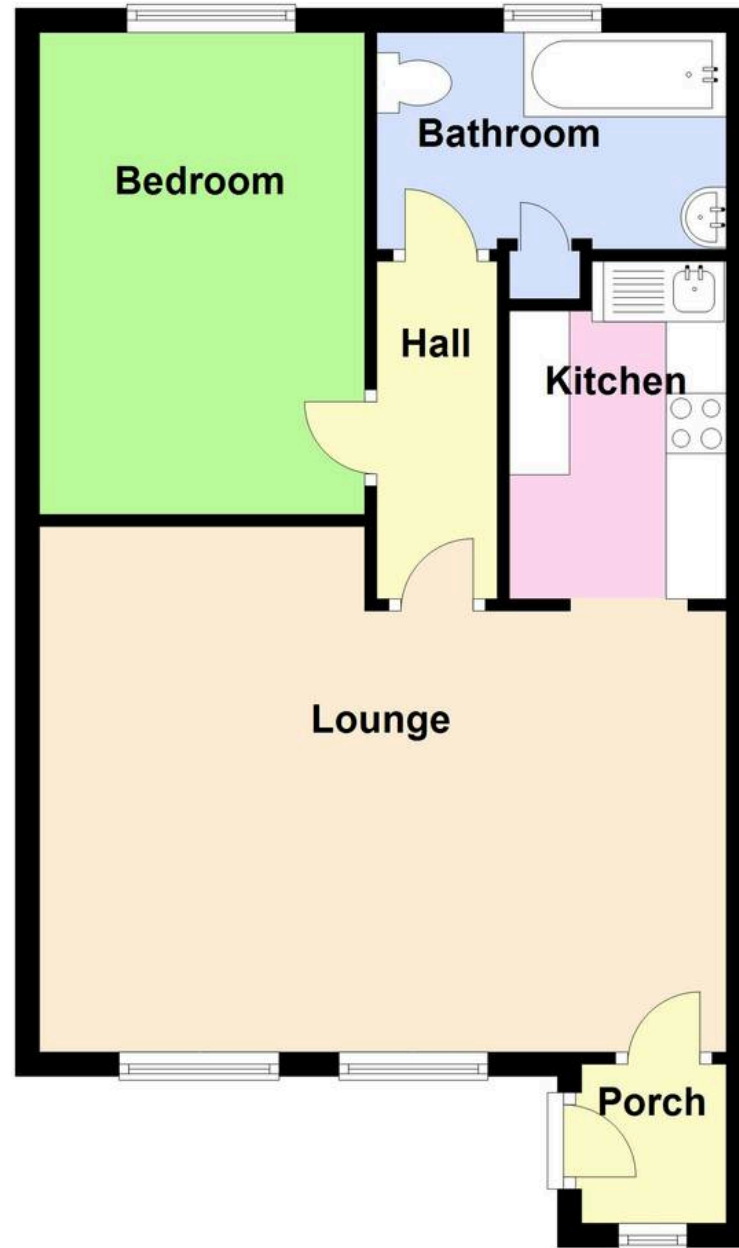
ANTI MONEY LAUNDERING REGULATIONS

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. There is a charge for these checks is £72 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.



Ground Floor

Approx. 52.6 sq. metres (566.0 sq. feet)





Newton Fallowell Estate Agents

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