

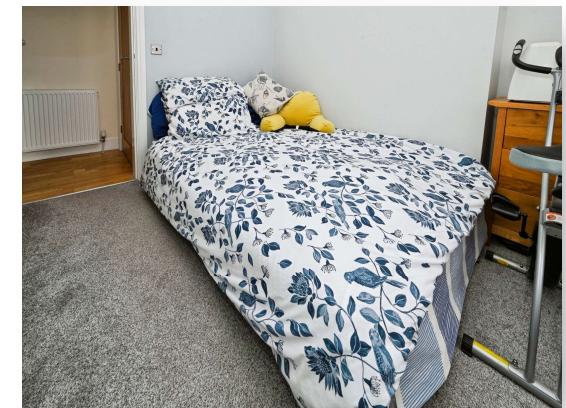
Rutland Road, Skegness PE25 2AY

welcome to

Rutland Road, Skegness

Located on Rutland Road in Skegness, this well-presented two-bedroom apartment offers convenient coastal living just a short stroll to the Beach and Town Centre amenities.

Offering 2 bedrooms, open plan kitchen/ living, Bathroom, additional basement utility/ storage & allocated parking space!



Entrance

Entrance is via steps leading to a communal door which has an intercom system for each apartment. Within the entrance hall there are communal stairs leading down to the utility/ storage rooms which each flat has their own.

Kitchen/ Living

22' 6" max x 19' 10" (6.86m max x 6.05m)

A nice open space offering a bay window to the front elevation offering attractive views across the park. The kitchen has wall, base and drawer units with complimentary worktop space over, integrated oven, hob and microwave. There are 3 radiators, ample space for a dining table and doors into the following rooms:

Bedroom 1

11' 8" x 8' 11" (3.56m x 2.72m)

Has a window, radiator and wardrobe space. There is a door leading into:

En-Suite

Comprising of a bath with shower over, hand wash basin with vanity storage below, WC and storage cupboard

Bedroom 2

11' 7" x 8' 8" (3.53m x 2.64m)

Has a window and a radiator.

Wc

Has a WC, hand wash basin and towel radiator.

Utility Room

11' 2" x 12' 2" (3.40m x 3.71m)

Space and plumbing for a washing machine and tumble dryer. Ample space for storage. Also houses the gas central heating boiler.

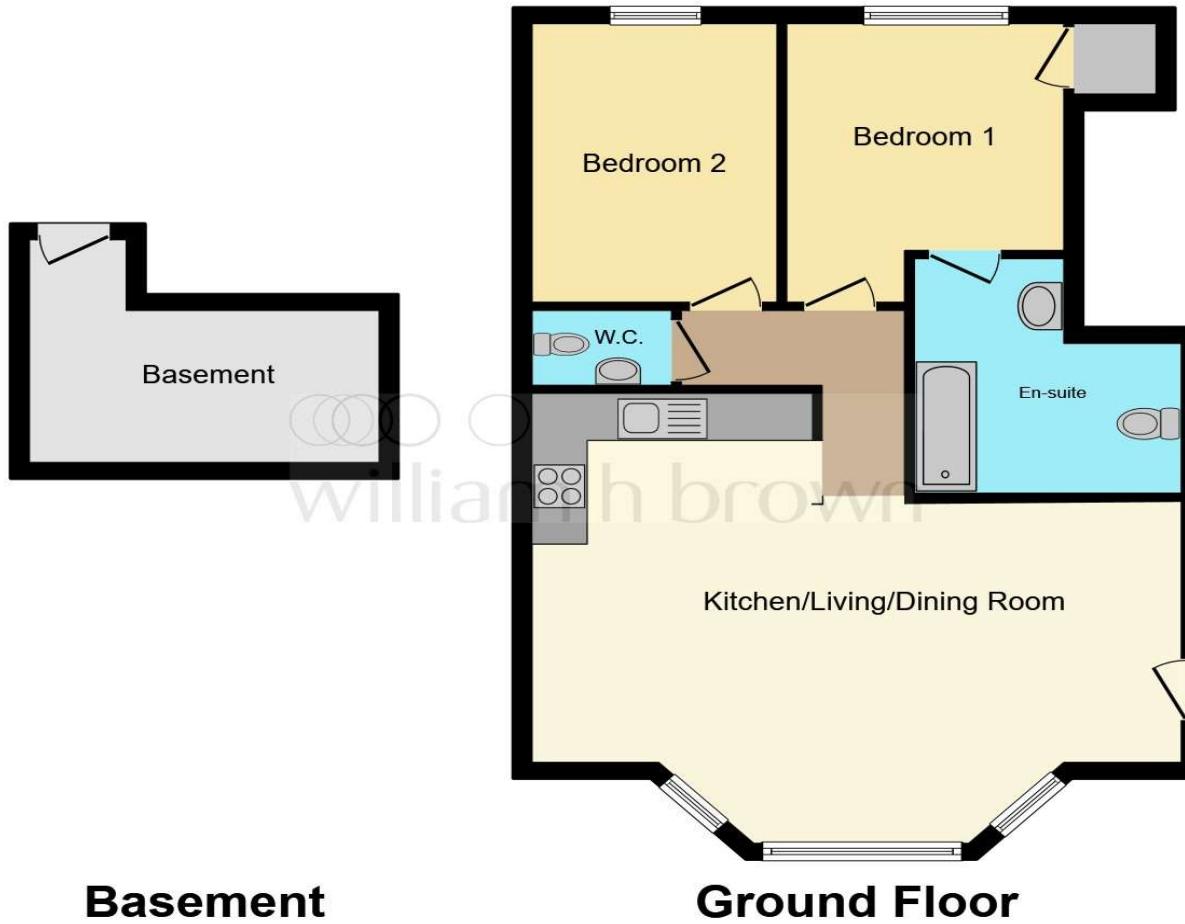
External

Externally the property benefits from parking to the rear.



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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Rutland Road, Skegness

- Two-bedroom apartment in prime Skegness location
- Just moments from the Beach and Town Centre
- Open plan lounge/kitchen layout
- Allocated off-street parking space
- Private basement storage with plumbing/electric

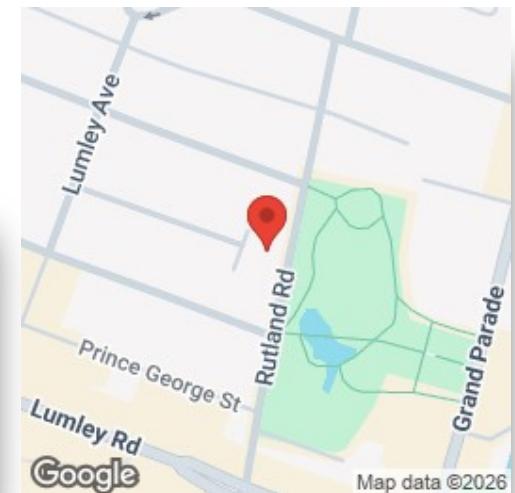
Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1400.00

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£147,500



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
SKG109830 - 0009

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