

Buy. Sell. Rent. Let.



8 Belton Park Road, Skegness, PE25 1GU



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£105,000

When it comes to
property it must be


lovelle

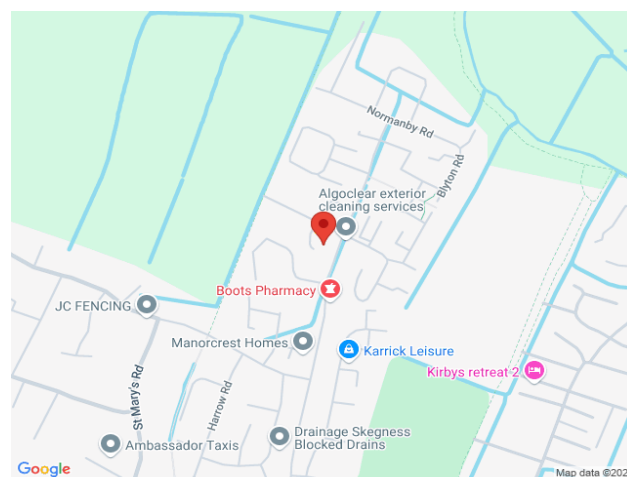


£105,000



Key Features

- No Onward Chain
- Spacious First Floor Flat
- Good Size Open Plan Lounge-Kitchen-Diner
- Two Generous Double Bedrooms
- Allocated Car Parking Space
- Well Presented
- EPC rating B
- Tenure: Leasehold



For sale with NO ONWARD CHAIN! Great sized, two double bedroom first floor flat on the popular Manorcrest development within 1/2 a mile of the doctors, supermarket, bus route, pubs/restaurants and the Post Office. The accommodation comprises; hallway with large airing/storage cupboard, open plan lounge-kitchen-diner, bathroom and two generous double bedrooms. Well presented and neutrally decorated throughout with UPVC double glazing and electric heating.

Entrance & Hall

The building is entered via a communal door at the rear of the building and stairs lead to your front entrance door. With intercom handset, electric storage heater, cupboard housing hot water tank and doors to;

Bathroom

2.71m x 1.74m (8'11" x 5'8")

Fitted with panelled bath and shower over and shower screen, pedestal wash hand basin, low level wc, heated towel rail, warm air heater, extractor fan.

Bedroom One

6.24m x 3.23m (20'6" x 10'7")

(Max dimensions, room irregular shape). With two UPVC windows with fitted blinds, panel heater, tv point.

Bedroom Two

4.49m x 2.8m (14'8" x 9'2")

With UPVC window with fitted blinds, panel heater, tv point, telephone point.

Lounge-Kitchen-Diner

6m x 5.57m (19'8" x 18'4")

(Max dimensions, room irregular shape). With two UPVC windows and fitted blinds, two electric storage heaters, sky point, tv point and telephone point. Kitchen area comprises; fitted base and wall cupboards, work surfaces inset stainless steel sink, space for fridge-freezer, Indesit washing machine, integrated electric oven and hob with extractor over.

Outside

To the front of the block is a garden laid to lawn with shrubs, plants and trees, Accessed off Belton Park Road is a car park to the rear of the building of which you have 1 allocated space. There is also a covered bike store, drying area and bin store.

Services

The property has electric heating, mains water, sewerage and electricity. We have not tested any heating systems, fixtures, appliances or services. Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

Locations

Situated on the popular Lumley Fields development. Pleasant surrounding and withing 3/4 mile of the doctors, shops, and pubs. The town centre and the beach are just over 1.5 miles.

Directions

From our office on Roman Bank proceed along Roman Bank to the Ship traffic lights and turn left onto Burgh Road. Opposite the petrol station turn right onto Churchill Avenue. Continue along to the mini roundabout and turn left onto Belton Park Road. The Circus is the building on this corner and the car park entrance is the first on the left hand side.

Material Information Link

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Material Information Data

Council tax band: A

Tenure: Leasehold

Lease length: 125 years from Jan 2012 (112 years left)

Lease restrictions: Written permission from landlord to have a dog or a cat in the apartment

Property type: Flat

Property construction: Flat roof.

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: None

Heating features: None

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Great, Vodafone - Great, Three - Good, EE - Good

Parking: Allocated

Building safety issues: No

Lease Restriction - No Pets

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: Yes

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: No

Energy Performance rating: B

Local Authority

This property falls within the geographical area of East Lindsey District Council - 01507 601111.

<https://www.e-lindsey.gov.uk/>

Viewing

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01754 769769. We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

How to make an offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than the stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovell.co.uk/privacy-policy/> and you can opt-out at any time by simply contacting us. For any offer, you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under the new Money Laundering Legislation.

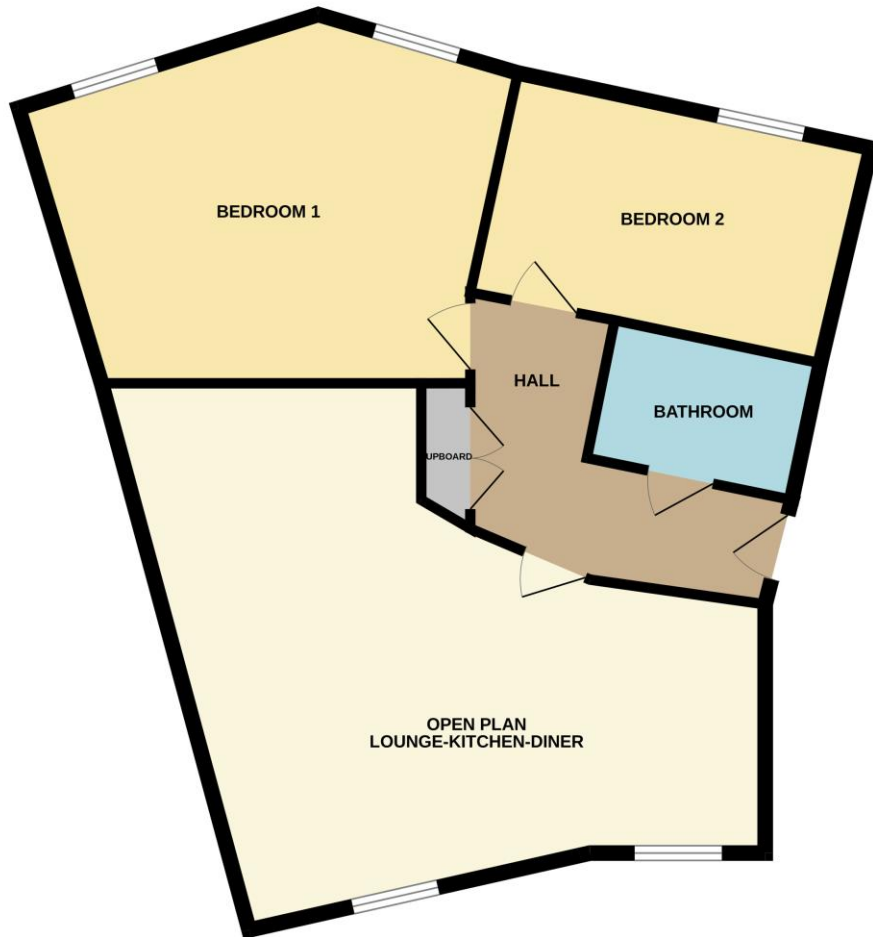
Mortgage Advice

You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on 01754 769769 to arrange an appointment.

Energy Performance Certificate

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

GROUND FLOOR



When it comes to **property**
it must be


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