



Flat 1

Hammersmith Court Queens Road, Skegness

No Chain. A purpose built 2 Bedroom ground floor flat located in a pleasant residential area of Skegness close to the town centre and amenities. The accommodation comprises Entrance Hall with large walk in Store Cupboard, Kitchen, Lounge, 2 Bedrooms and Bathroom. Externally there are garden areas, Shed and 1 allocated car parking space to the rear. The property benefits from gas central heating and pvc double glazing. EPC Rating C

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





ACCOMMODATION

Entrance is on the side elevation via a pvc door to the:-

HALL

With radiator.

STORE CUPBOARD

6' 9" x 4' 5" (2.05m x 1.35m)

With shelving, hanging rails, electric consumer unit.

KITCHEN

9' 7" x 7' 1" (2.92m x 2.15m)

With base and wall units, worksurfaces with splashbacks, inset sink unit with mixer tap over, built under oven with electric hob and cooker hood above, space and plumbing for washing machine, space for fridge freezer, Worcester gas central heating boiler, pvc window to the front elevation.

LOUNGE

15' 10" x 12' 0" (4.82m x 3.66m)

With pvc window to the front elevation, wooden fireplace, T.V aerial point, radiator.

BEDROOM 1

13' 10" x 10' 0" (4.22m x 3.05m)

With pvc window to the rear elevation, radiator, T.V aerial point.

BEDROOM 2

8' 4" x 7' 9" (2.54m x 2.36m)

With pvc window to the rear elevation, radiator, T.V aerial point.

BATHROOM

6' 7" x 6' 4" (2.01m x 1.93m)

Fitted with a panelled bath with Triton electric shower over, pedestal hand basin, W.C, opaque pvc window to the side elevation, radiator.



OUTSIDE

To the front are lawned garden areas with path to the side entrance door and a timber garden Shed. There is a shared path to the rear providing access to the communal parking area with 1 allocated car parking space.

TENURE

Held under Lease for a term of 999 years from 1981.

SERVICES

The property has mains gas, electricity, water and drainage connected. Heating is via a gas central heating boiler served by radiators. 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 – 2025/26 – £1,494.32





ANTI-MONEY LAUNDERING REGULATIONS

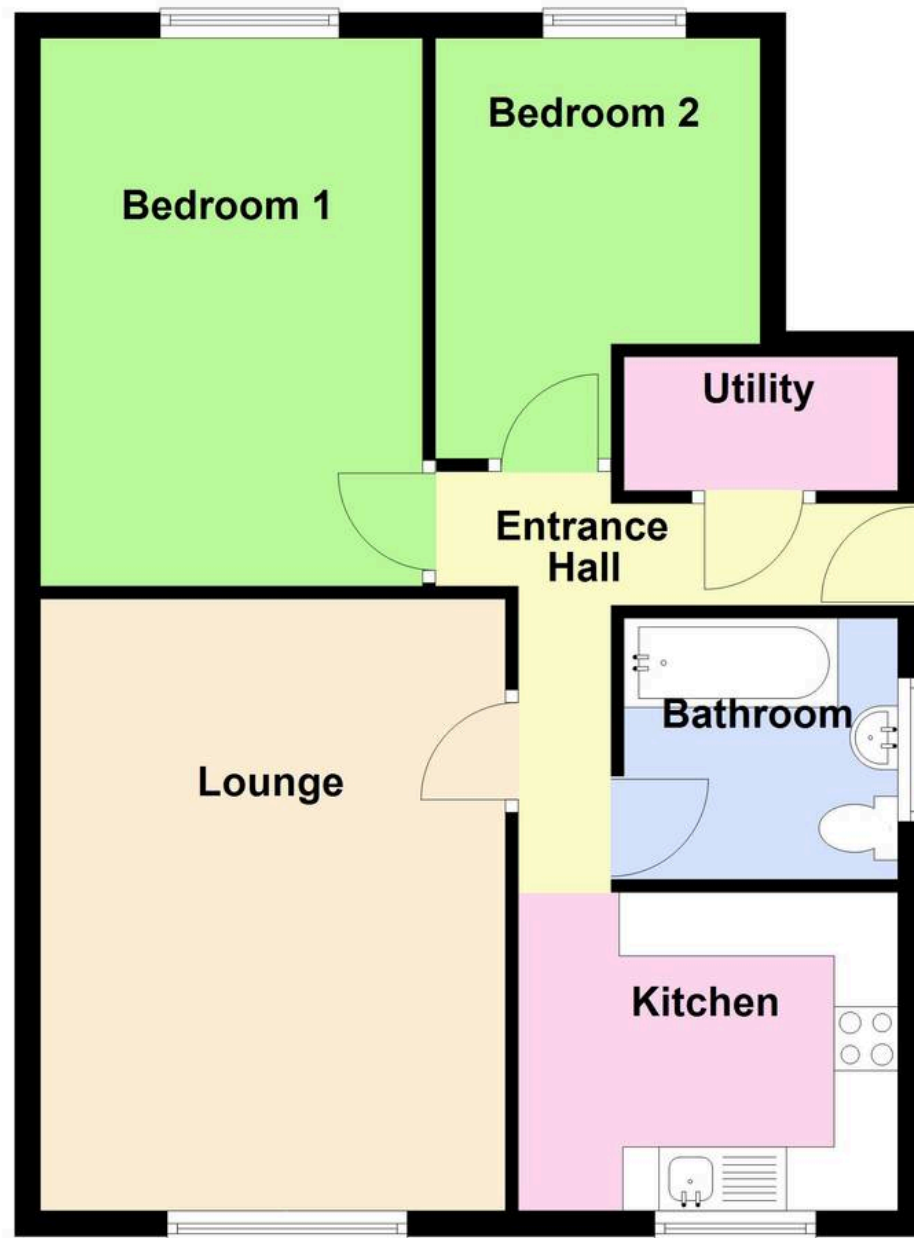
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AGENTS NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract. 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.

Ground Floor

Approx. 59.2 sq. metres (637.4 sq. feet)





Newton Fallowell Estate Agents

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