

# BELL



**FLAT 4, 154, WAINFLEET ROAD  
SKEGNESS**

**£475 PCM**



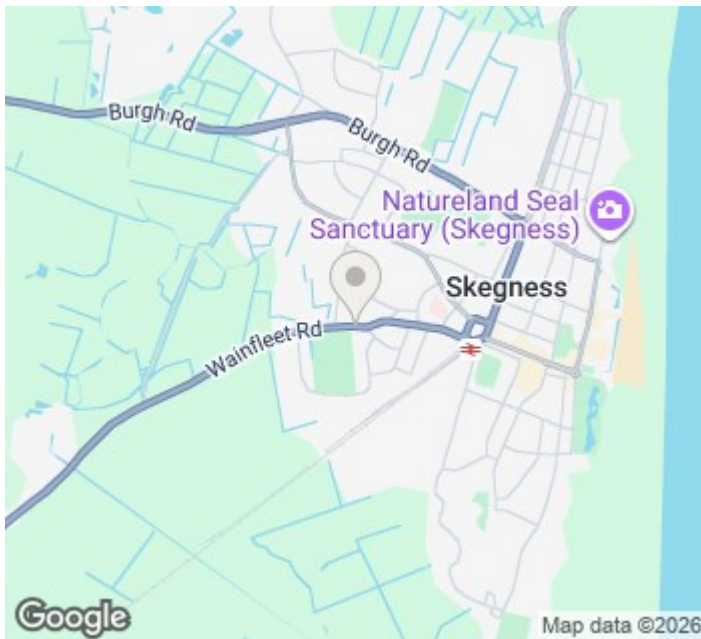
- Rent £475, Deposit £548.07
- Flat
- Contact Horncastle Office - 01507 522222
- EPC Rating - D Council Tax Band A
- 1 Bedroom




The property stands on the outskirts of Skegness in its own grounds and having a shared parking area to the front. This self contained one bedroom flat, has a living/kitchen and Bathroom with shower over the bath.

NO SMOKERS.

"Lettings Fees:- There are no application or referencing fees payable. More information on charges to Tenants including Alterations to Tenancy Agreement, Defaults, Breaches and Utilities can be found on our downloads on our website, [www.robert-bell.org](http://www.robert-bell.org), and copies are displayed in our offices and can be provided on request."



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>41</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

#### Horncastle Lettings

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