



FIRST FLOOR FLAT

165A Drummond Road

Skegness

NO CHAIN. A first floor Freehold 2 Bedroom Flat in a great location convenient for Seacroft Golf Course, the beach and local shops. The accommodation comprises a private entrance with staircase to the first floor, 15' Lounge, Kitchen, 2 double Bedrooms and a Bathroom. EPC Rating G
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: G

EPC Environmental Impact Rating: C

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

ENTRANCE LOBBY

With stairs to first floor.

FIRST FLOOR LANDING

With window to the rear elevation.

KITCHEN

7' 11" x 7' 5" (2.41m x 2.27m)

With built in cupboard, base unit with inset stainless steel sink, electric cooker point, part tiled walls, pvc window to the side elevation.

LIVING ROOM

15' 4" x 12' 7" (4.67m x 3.84m)

With pvc windows to the front and side elevations.

BEDROOM 1

11' 9" x 11' 8" (3.57m x 3.55m)

With walk in pvc bay window to the front elevation, radiator, built in wardrobe.

BEDROOM 2

9' 11" x 9' 1" (3.02m x 2.77m)

With pvc window to the rear elevation, built in cupboard housing the hot water tank, access to roof space.

BATHROOM

7' 2" x 6' 4" (2.18m x 1.92m)

With a panelled bath with shower attachment over, pedestal hand basin, W.C, tiled splashbacks, opaque pvc window to the side elevation.

OUTSIDE

The property enjoys a right of way over the drive to give access to the front door.



TENURE

The Freehold of the whole of 165 is owned by the first floor flat. The ground floor flat pays a peppercorn ground rent. The agents await a copy of their lease to confirm boundaries, rights of way and shared maintenance costs.

SERVICES

The property has mains electricity, water and drainage connected. We understand gas is available to the property. The flat has no central heating system in place. The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

VIEWING

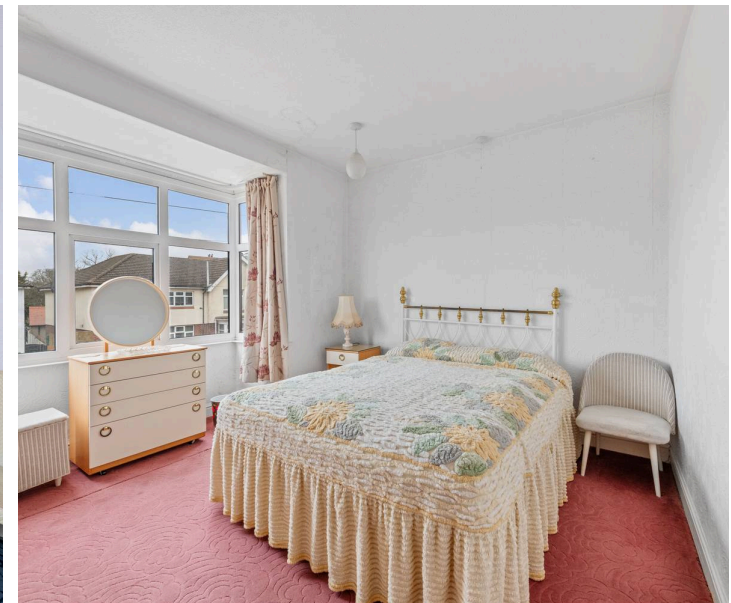
By prior appointment with Newton Fallowell office in Skegness and accompanied by their personnel.

COUNCIL TAX

Charging Authority – East Lindsey District Council Band A – 2024/25 – £1,442.67

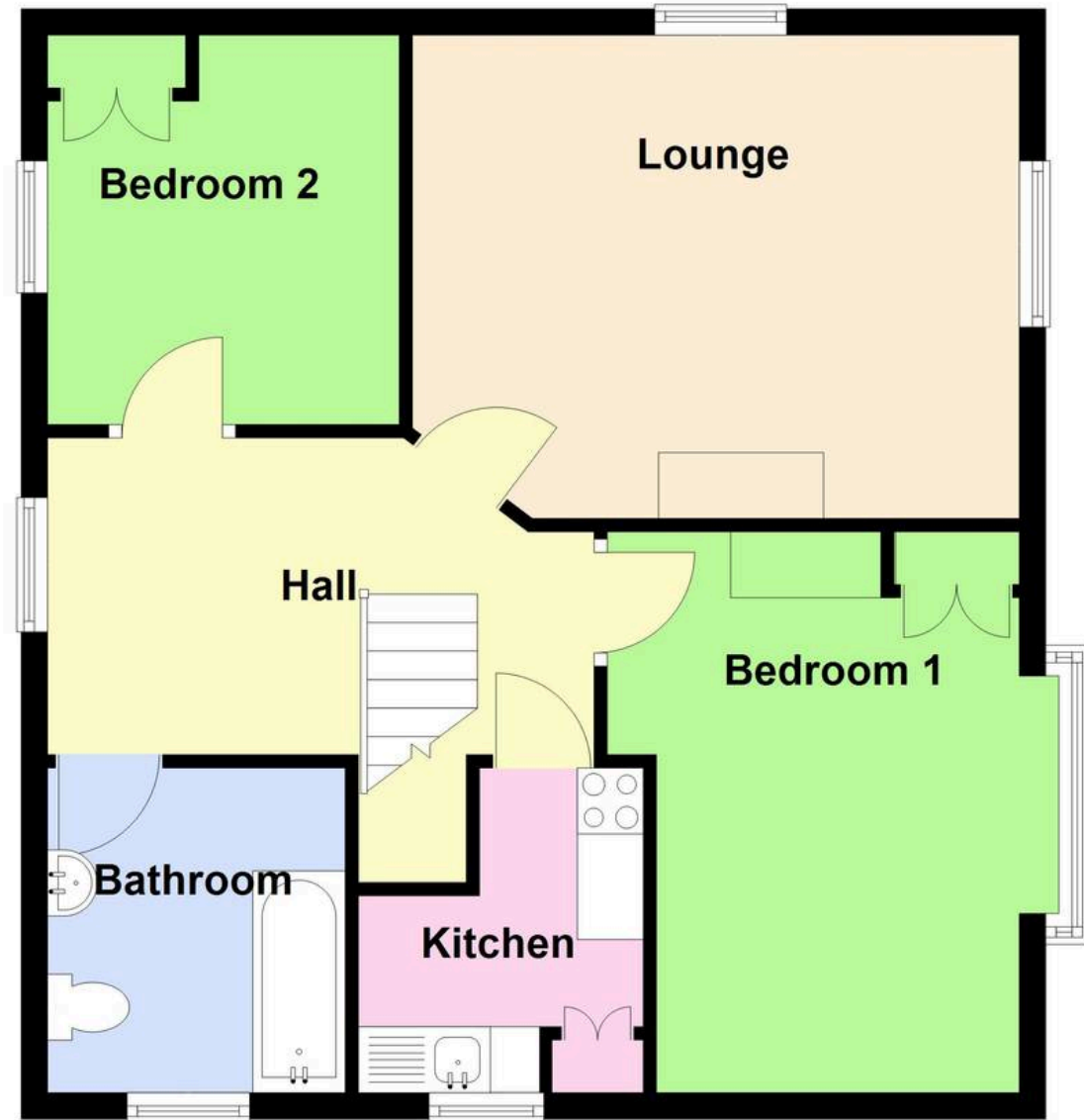
ANTI MONEY LAUNDERING REGULATIONS

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.



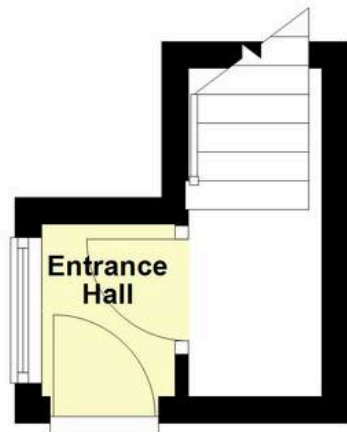
First Floor

Approx. 58.7 sq. metres (632.0 sq. feet)



Ground Floor

Approx. 3.9 sq. metres (41.8 sq. feet)





Newton Fallowell Estate Agents

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