



Beresford Avenue, Skegness PE25 3JG

welcome to

Beresford Avenue, Skegness

Two Bedroom Top Floor Flat on Beresford Avenue

Situated in a convenient location close to the town centre and just a short walk from the golden sandy beach, this well-presented two-bedroom top floor flat offers an excellent opportunity for first-time buyers and investors alike.

Entrance

Entering via two doors located at the front elevation gaining access to all flats.

Entrance Hall

Ideal for coats and shoes.

Lounge

15' 11" x 10' (4.85m x 3.05m)

Bright and airy 2 windows, power points and a radiator.

Kitchen

9' 11" x 7' 1" (3.02m x 2.16m)

Wall and base units, space for cooker, fridge-freezer, window, power points and houses the boiler.

Bedroom One

9' 5" x 8' 6" (2.87m x 2.59m)

Double room, 2 windows, radiator. power points.

Bedroom Two

5' 6" x 11' 8" (1.68m x 3.56m)

Single size room, window, radiator and power points.

Bathroom

Bath, Wc, Sink and mixer taps, window, radiator, towel rail.





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Beresford Avenue, Skegness

- Two-bedroom top floor flat
- Located on the sought-after Beresford Avenue
- Close to the town centre and local amenities
- Short walk to the golden sandy beach
- Ideal first-time buyer opportunity

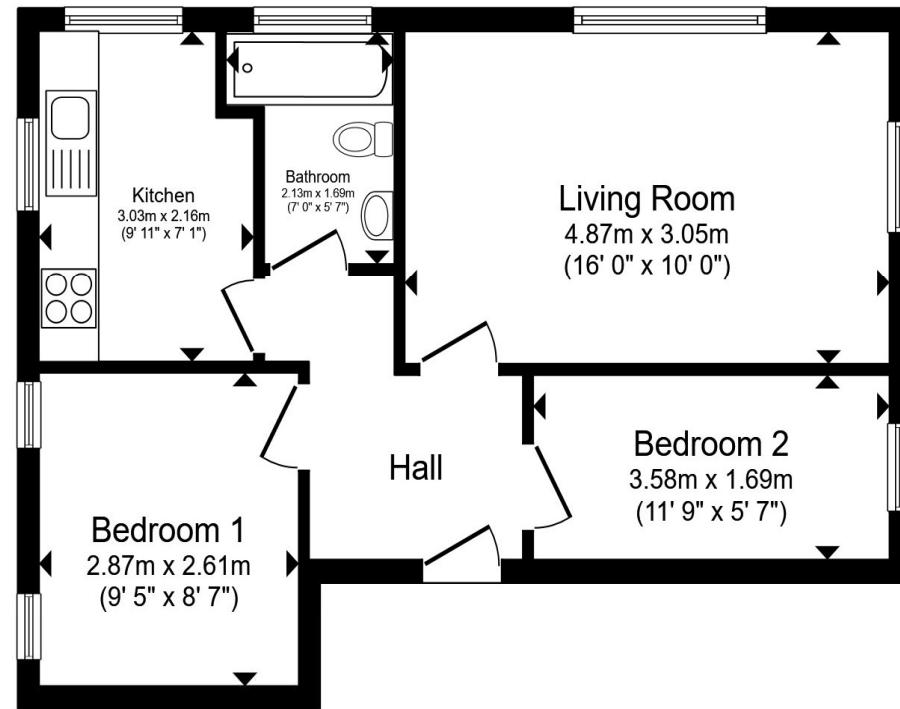
Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

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.

£85,000



Floor Plan

Total floor area 44.4 m² (477 sq.ft.) approx

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.propertybox.io



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Property Ref:
SKG110480 - 0002

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.

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