

Top Flat, Partney Filling Station,

£550 PCM

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Willsons
SINCE 1842

Top Flat, Partney Filling Station, , Partney, Lincolnshire, PE23 4PF

"AGENT'S COMMENTS"

*This two bedroom first floor flat located in Partney consists of living room, kitchen with built in oven, hob & extractor, two bedroom and bathroom. The property also benefits from off road parking. Rent includes both water and heating. Electricity is metered and payable separately. *Please be aware this flat is situated on a petrol station forecourt.* Council Tax Band A, EPC Rating: D, Deposit £634.61*

LOCATION

Partney is a small village situated in the Lincolnshire Wolds 'an area of outstanding natural beauty'. There is a primary school, public house, petrol station with convenience store and village hall, where a variety of clubs and groups meet. The village is on the Skegness to Lincoln Bus Route with regular services. The market town of Spilsby is approximately 2 miles to the south and has a doctor's surgery, supermarkets and a range of pubs and restaurants as well as secondary schools. Secondary and grammar schools can also be found at Horncastle, Alford and Skegness.







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How to apply
If you would like to apply for this property, please complete and return the application form that can be found on our Willsons website under the Tenant Information tab. Please note that we cannot arrange any viewings without an application form.

Viewings
Viewings are arranged between the hours of 9am - 5pm Monday to Friday.

Holding Deposit
If you wish to apply for the property once you have viewed, each individual is required to complete a Tenancy Proposal Form (bound by Ground 17 of the Housing Act 1988 as amended).

A holding fee of one weeks rent totalling to £126.92, must be paid at the start of referencing and is to be held whilst referencing is being completed. This fee will be deducted from the first months rent upon successful completion of referencing.

Deposit
This property requires a deposit of 5 weeks' rent - totalling £634.61

The deposit will be held in a tenancy deposit protection scheme for the duration of the tenancy.

Accommodation
Two bedroom first floor flat located in Partney

Entrance
16'5" x 3'1" (5.02 x 0.96)
Front door, light, sockets and switches

Kitchen
11'0" x 11'1" (3.37 x 3.38)
Window, radiator, range of wall and base units, integrated oven and hob, built in extractor fan, sink with drainer, space and plumbing for washing machine, light, sockets and switches.

Bathroom
7'6" x 5'5" (2.31m x 1.66m)
Window, radiator, sink, toilet, bath with shower, extractor fan, light and pull cord switch

Lounge
13'4" x 9'3" (4.07 x 2.82)
Window, radiator, tv point, light, socket and switches

Bedroom 1
12'0" x 9'7" (3.66 x 2.94)
Window, radiator, Tv point, light, socket and switches

Bedroom 2
12'0" x 6'10" (3.67 x 2.10)
Window, radiator, Tv point, light, sockets and switches

Services
Oil central heating throughout, mains electric on a pre-paid meter, mains water. *Water and Heating are included in the rent*







FLOORPLAN **Not to scale – For identification purposes only**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Viewing Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.