



65a Park Avenue, Skegness,
Lincs, PE25 1BL



£69,950

- NO CHAIN
- FREEHOLD
- GROUND FLOOR
- PARKING & GARDEN
- GAS CENTRAL HEATING
- CLOSE TO TOWN & BEACH
- FREEHOLD
- EPC RATING D



NO CHAIN. A ground floor FREEHOLD Flat with garden and Garage in a great location close to the town centre and beach. The accommodation comprises Kitchen, Bathroom, Inner Hall, Lounge & Bedroom. EPC Rating D

ACCOMMODATION

Entrance is at the rear of the property via pvc french doors opening to the:-

KITCHEN 4.26m x 2.13m (14'0" x 7'0")

With base and wall units, worksurfaces with tiled splashbacks, built in oven with gas hob above, space for washing machine, wall mounted gas central heating boiler, pvc window to the side elevation.

BATHROOM 2.02m x 1.52m (6'7" x 5'0")

With bath, pedestal hand basin, W.C, part tiled walls, radiator, high level pvc window to the side elevation, single glazed window to the rear.

INNER HALL

With radiator, built in airing cupboard with radiator, further built in cupboard.



LOUNGE 4.6m x 3.69m (15'1" x 12'1")

With pvc windows to the front and rear elevations, brick fireplace surround with open fire, radiator.

BEDROOM 1 4.57m x 4.4m (15'0" x 14'5")

With walk in pvc bay window to the front elevation, 2 radiators.

OUTSIDE

To the front is a gravelled garden (with a right of way to the front door of the first floor flat). A concrete drive leads to the:-

GARAGE

With wooden doors, light and power.

To the rear is a paved garden with raised flower beds. Beyond the trellis and pergola is the garden area for the first floor flat.



TENURE

The Freehold of the whole is owned by the ground floor floor flat. The first floor flat is held under lease for a term of 99 years from 26.02.1982.

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.

COUNCIL TAX

Charging Authority – East Lindsey District Council
Band A - 2025/26 - £1494.32

MONEY LAUNDERING REGULATIONS

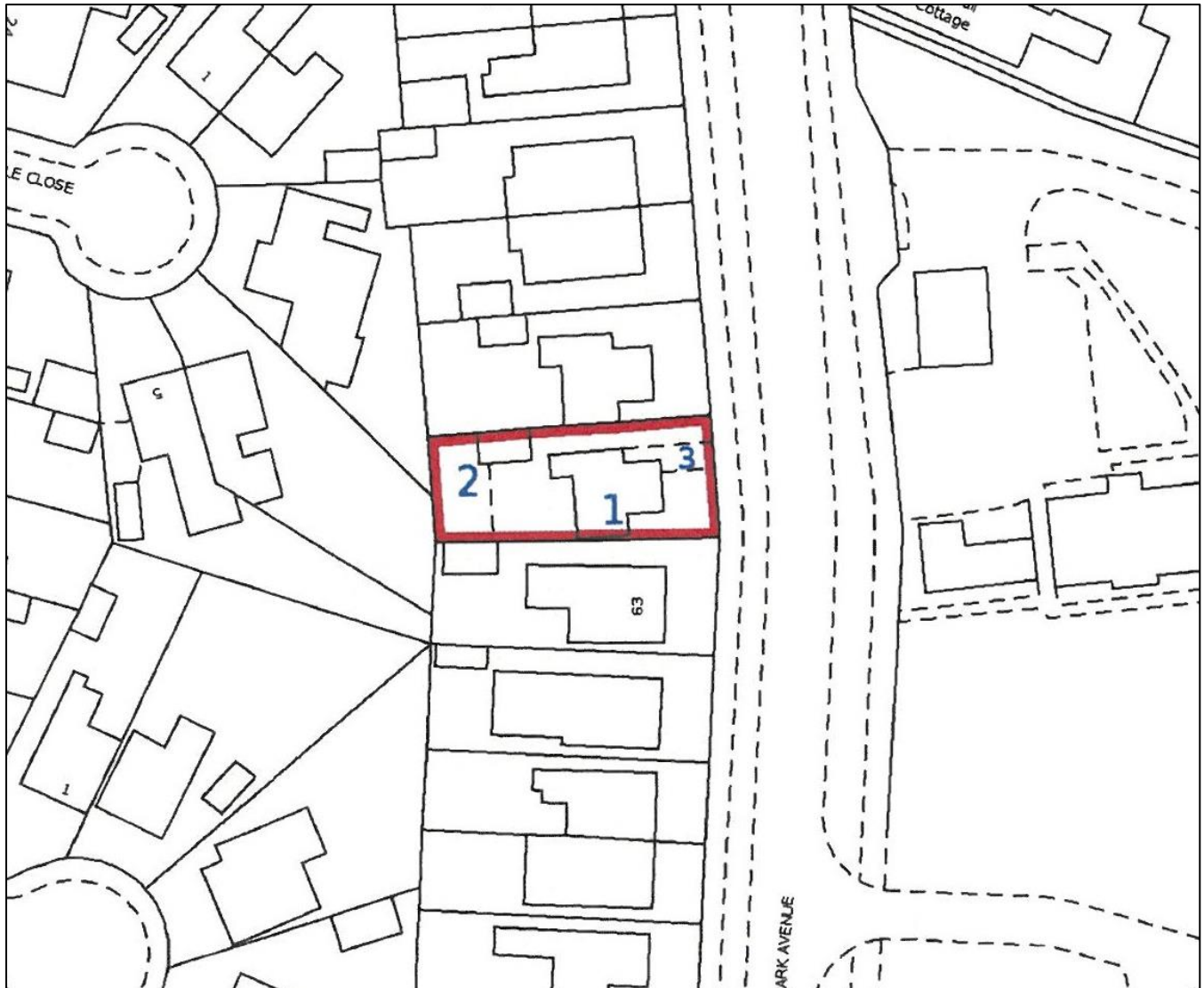
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £66 (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.

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.

The attached plan shows the rights in favour of the first floor flat.

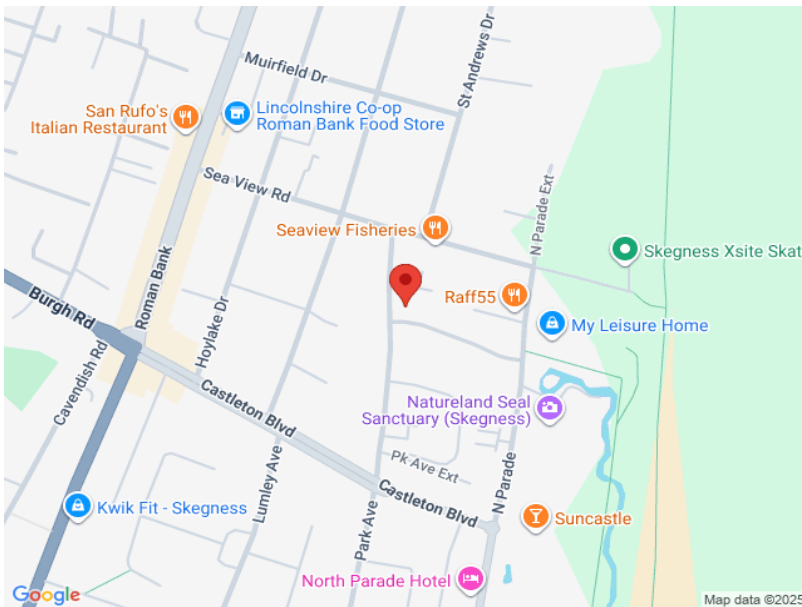


Ground Floor

Approx. 54.7 sq. metres (588.7 sq. feet)



Total area: approx. 54.7 sq. metres (588.7 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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