



Sutton Court, Skegness PE25 2BH

welcome to

Sutton Court, Skegness

OVER 55'S

1ST FLOOR FLAT CONSISTING OF LOUNGE, KITCHEN, 2 BEDROOMS & SHOWER ROOM. CLOSE TO TOWN CENTRE AND TRANSPORT LINKS... IN ORDER TO ARRANGE A VIEWING, PLEASE CONTACT THE BRANCH ON 01754 768311

Entrance

Entrance door has stairs with stair lift leading to the first floor. On the landing there are two storage cupboards, loft hatch access and doors leading into the following rooms:

Lounge

13' x 12' 11" (3.96m x 3.94m)

Has a window and 2 electric radiators

Kitchen

9' 7" x 9' 6" (2.92m x 2.90m)

Comprising of wall, base and drawer units with worktop space over, sink, window and space for appliances.

Bedroom 1

13' 5" x 11' 9" (4.09m x 3.58m)

Has a window and an electric radiator

Bedroom 2

8' 11" x 9' 9" (2.72m x 2.97m)

Has a window and an electric radiator

Shower Room

Comprising of a walk in shower, WC, sink with vanity storage and an opaque window.

External

Externally the property offers communal parking.





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Sutton Court, Skegness

- 1ST FLOOR FLAT
- 2 BEDROOMS
- OVER 55'S RETIREMENT LIVING
- CLOSE TO TOWN
- BUS & TRAIN STATION NEARBY

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

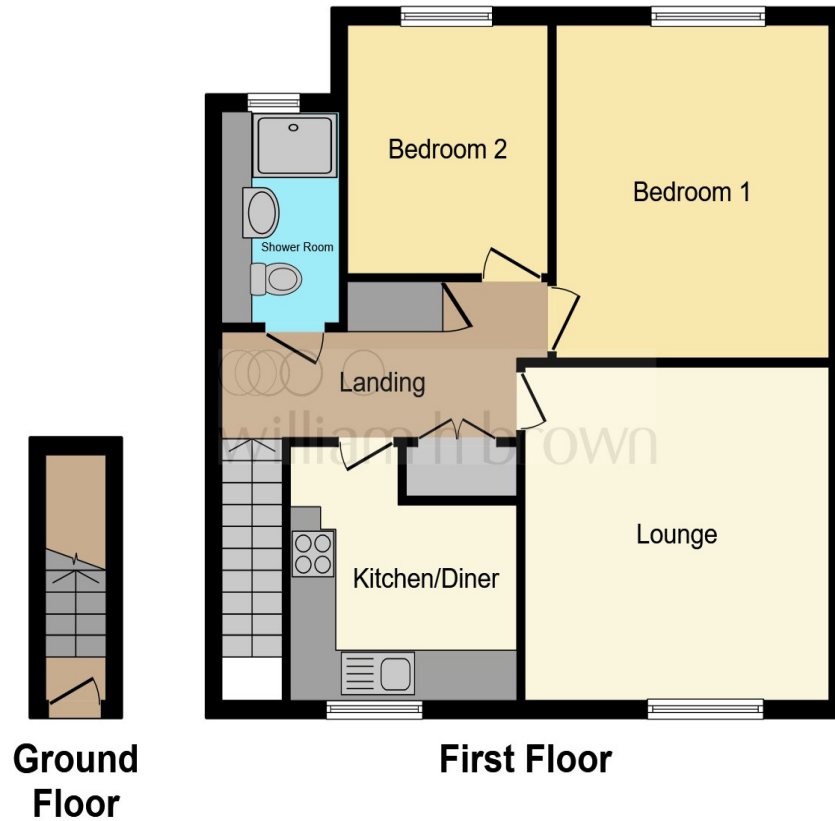
Ground Rent: Ask Agent

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.

£84,950

directions to this property:

See Multi-map illustration



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.focalagent.com

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Property Ref:
SKG109454 - 0007

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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