

Flat 6, 42 South Parade, Skegness

£70,000

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Willsons
SINCE 1842

Flat 6, 42 South Parade, Skegness, Lincolnshire, PE25 3HW

"AGENT'S COMMENTS"

Situated on the South Parade of the coastal resort of Skegness stands this beautiful period building of which the flat is located within. Having the benefits of gas central heating, uPVC windows, off road parking to the rear of the property and sold with no onward chain.

LOCATION

Skegness is a seaside resort with sandy beaches. It has primary & secondary schools including a grammar and colleges. There are a range of shops both national and local independents and several supermarkets. Skegness also has a hospital, doctor's surgeries, dentists and leisure facilities including swimming pools, cinema, theatre & golf courses. There is a range of pubs and restaurants as well as takeaways of course one of which being fish and chips. Bus services run along the coast and also to Boston approx. 22 miles south west and to Lincoln approx. 43 miles west. Skegness is located at the end of the railway line to Nottingham.







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Front of Property
Having a block paved area to the front of the property and accessed via a small flight of stairs to the main entrance leading to the;

Communal Entrance Hall
Accessed via the main entrance door having intercom system for visitors, tiled ornate flooring and door leading to the;

Hallway
With carpeted flooring, under stairs storage cupboard and access to the rear of the property.

Lounge
18'4" x 13'1" (5.59 x 3.99 (5.58 x 3.98))
With carpeted flooring, decorative fireplace with wooden surround and large bay window to the front of the property.

Kitchen
14'11" x 5'10" (4.55 x 1.78)
With a range of base and wall units, tiled splashbacks, stainless steel sink with mixer taps, space for cooker, space and plumbing for a washing machine, extractor hood, ceiling extractor fan, tiled flooring and an interior framed opening to the lounge.

Bedroom
13'11" x 7'7" (4.24 x 2.31)
With built in double cupboard housing a wall mounted gas boiler, carpeted flooring and window to the rear of the property.

Shower Room
8'0" x 4'0" (2.44 x 1.22)
Having enclosed shower cubicle with direct feed shower over, WC, sink, tiled flooring and part tiled walls, extractor fan and window to the side of the property.

Rear of Property
Having the benefit of an allocated block paved parking space to the rear of the property accessed via Drummond Road.

Energy Performance Certificate
The property has an energy rating of 'D'. The full report is available from the agents or by visiting www.gov.uk/find-energy-certificate Reference Number: 2348-2081-6289-5231-4900

Services
We understand that mains electricity, gas, water and drainage are connected to the property.

Tenure & Posession
The lease for the property is 125 Years from 1st July 2004. We are informed the service charges and ground rent per half annum in 2026 is £930.00

Local Authority
Council Tax Band 'A' for each property, payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601111.

Viewings
Viewing is strictly by appointment with the Skegness office at the address shown below.

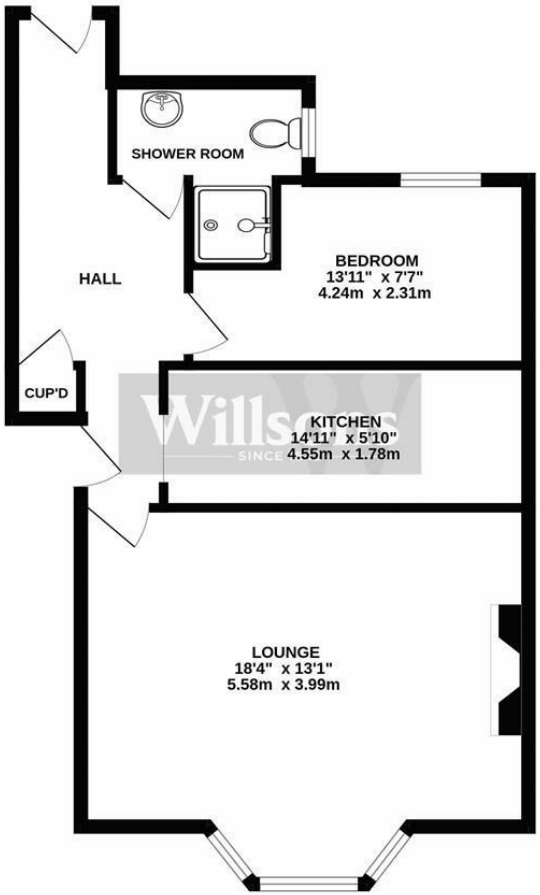
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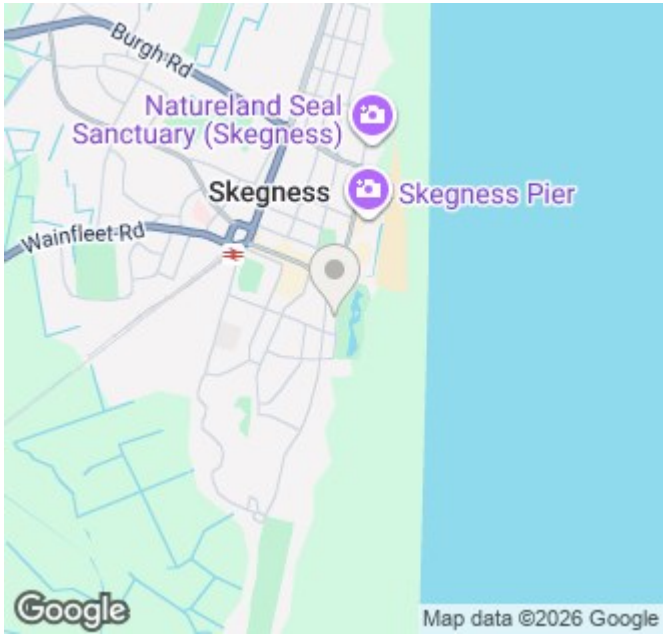




GROUND FLOOR
581 sq.ft. (54.0 sq.m.) approx.







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.