

Buy. Sell. Rent. Let.



3 Moorby House, Skegness, PE25 2AE

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£125,000

When it comes to
property it must be


lovelle



£125,000



- Key Features**
- Luxurious First Floor Apartment
 - Two Double Bedrooms
 - En-Suite Shower Room & Family Bathroom
 - Modern Glossy Kitchen

- Open Plan Lounge/Diner/Kitchen
- Allocated Car Parking Space
- EPC rating C
- Tenure: Leasehold





For Sale with NO ONWARD CHAIN! Fantastic size, two double bedroom first floor Apartment. Built in 2019, this modern apartment offers accommodation to include secured intercom entry system, spacious hallway, master bedroom with bay window and ensuite shower room, second double bedroom. Main bathroom and open plan lounge/dining/kitchen. The property has UPVC double glazing and electric heating, allocated parking and communal gardens. Situated on the popular Lumley Fields development. Pleasant surrounding and within 3/4 mile of the doctors, shops and pubs. The town centre and the beach are just over 1.5 miles.

Entrance

Communal door with intercom secure entry system, stairs leading to communal landing, door to;

Hall

Intercom handset, doors to;

Kitchen/Diner

3.63m x 3.27m (11'11" x 10'8")

With UPVC window to the front aspect with fitted blinds, fitted base and wall cupboards, fitted worksurfaces over, stainless steel 1 and 1/2 bowl sink, integrated electric oven, integrated hob with extractor over, space for tall fridge freezer, spotlights, open plan to;

Lounge

4.72m x 3.18m (15'6" x 10'5")

With UPVC window and UPVC bay window, fitted blinds, TV/Fire display unit, electric heater.

Bathroom

2m x 1.99m (6'7" x 6'6")

With bath with shower over and screen, low level WC, electric heated towel rail, extractor fan, pedestal wash hand basin, spotlights, vinyl flooring, extractor fan.

Utility Room

2.44m x 0.89m (8'0" x 2'11")

Worksurface fitted with space beneath for washing machine and space for tumble dryer above. Hot water tank and shelving.

Bedroom One

4.55m x 3.61m (14'11" x 11'10")

UPVC bay window to the front aspect, fitted blinds, electric heater, door to;

En-suite Shower Room

2m x 1.57m (6'7" x 5'2")

With UPVC window to the front aspect, low level WC, pedestal wash hand basin, shower cubicle, electric heated towel rail, vinyl flooring, spotlights, extractor fan.

Bedroom Two

3.64m x 2.48m (11'11" x 8'1")

With UPVC window to the side aspect, electric heater.

Services

The property has mains, water, sewerage and electricity. We have not tested any heating systems, fixtures, appliances or services. Please note there is a yearly service charge of £1260.65 pa. Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

Locations

Very popular location on the Lumley Fields development benefitting from good local amenities including doctors, petrol station, pubs, supermarket, bus services and post office just over half a mile from the house. The lovely sandy beach, railway station and town centre are also only just over a mile away.

Directions

From our office on Roman Bank proceed along to The Ship traffic lights. Turn left onto Burgh Road (A158). Opposite the petrol station turn right onto Churchill Avenue. Go ahead at the mini roundabout and the property can be found on the left hand side.

Material Information Link

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

<https://moverly.com/sale/UDEchGxpwbYLE3TSB1cBo1/view>

Material Information Data

Council Tax band: A

Tenure: Leasehold

Lease length: 116 years remaining (125 years from 2017)

Service charge: £1260 pa

Property type: Flat

Property construction: Standard construction

Energy Performance rating: C

Electricity supply: Mains electricity

Solar Panels: Yes

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Room heaters only is installed.

Heating features: None

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - Great, Vodafone - Great, Three - Good, EE - Good

Parking: Allocated

Building safety issues: No

Restrictions - Listed Building: Skegness England

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area

Lease is for 125 years commenced 2017.

Local Authority

This property falls within the geographical area of East Lindsey District Council - 01507 601111.
<https://www.e-lindsey.gov.uk/>

Viewings

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01754 769769. We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

How to make an offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than the stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovelle.co.uk/privacy-policy/> and you can opt-out at any time by simply contacting us. For any offer, you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under the new Money Laundering Legislation.

Mortgage Advice

You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance, advice call our mortgage advisor on 01754 769769 to arrange an appointment.

Energy Performance Certificate

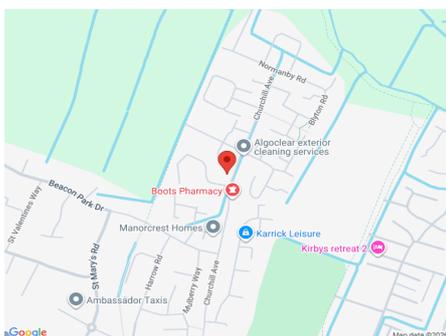
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Agents Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representations of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

Anti Money Laundering Advice

Intending purchasers will be required to provide identifications documentations via our compliance provider, Moverly, at a cost of £10 per person. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 73 C | 73 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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