



Flats 1-4, 49 Roman Bank

Skegness, Lincolnshire

**Being sold via Secure Sale online bidding. Terms and Conditions apply.
Starting Bid £180,000.**

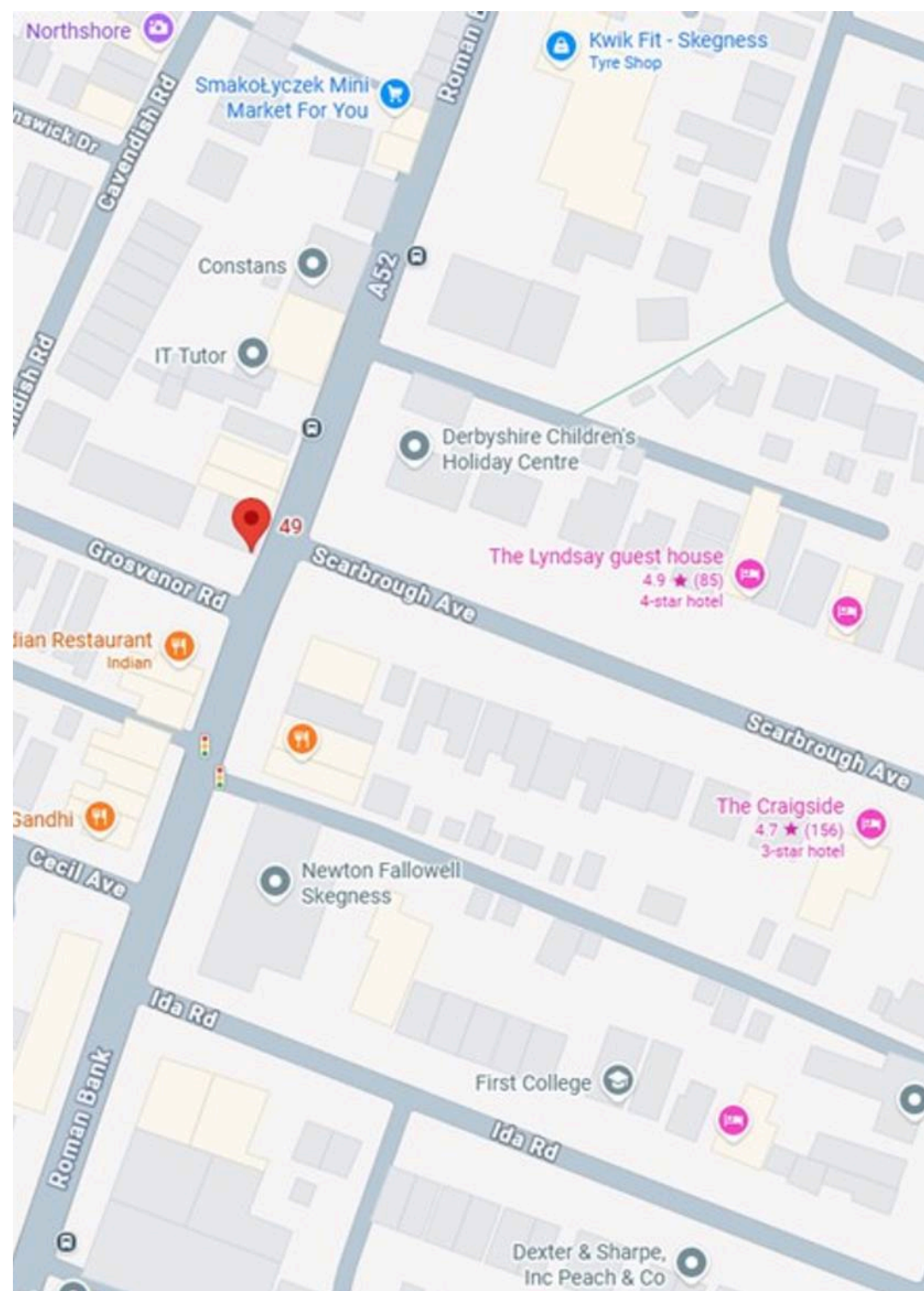
Presenting a freehold investment opportunity, this block of four self-contained apartments offers a potential gross income of £20,328 per annum, and comprises a two-bedroom flat alongside three one-bedroom flats. Three units are currently rented with the tenants being in residence for a number of years. The block is situated in a prime location, within easy reach of the town centre, train station and the nearby beach. This manageable investment offers immediate income and future growth potential. Viewing is recommended to appreciate the potential of this exceptional investment opportunity. The EPC ratings for the building are C and D.

Council Tax band: A (each flat)

Tenure: Freehold

EPC Energy Efficiency Ratings: C & D

PLEASE NOTE - The internal photos are of Flat 2.





INTERNAL PHOTOS & FLOOR PLANS

The internal photos and floor plan are of Flat 2.

COMMUNAL ENTRANCE LOBBY

With door at the rear (via Grosvenor Road) and providing access to Flats 1, 3 & 4. Intercom entry system.

FLAT 1

Hallway

With intercom entry system

Living Room / Kitchen

19' 2" x 8' 8" (5.84m x 2.64m)

With pvc window to the front elevation, electric night storage heater, base and wall units with worksurfaces, stainless steel sink unit, cooker point.

Bedroom

12' 9" x 9' 11" (3.88m x 3.02m)

With pvc window to the front elevation, electric night storage heater.

Bathroom

7' 0" x 5' 11" (2.13m x 1.80m)

With panelled bath with shower attachment over, pedestal hand basin, W.C, wall heater.

FLAT 2

With pvc entrance door via Grosvenor Road.

Lobby

Living Room / Kitchen

19' 4" x 10' 10" (5.90m x 3.29m)

With pvc windows to the front and side elevations, electric night storage heater, base and wall units with worksurfaces, stainless steel sink unit, cooker point.



Bedroom

13' 2" x 10' 6" (4.02m x 3.19m)

With pvc window to the side elevation, electric night storage heater.

Bathroom

8' 0" x 6' 6" (2.45m x 1.98m)

With panelled bath with Triton electric shower, pedestal hand basin, W.C, built in cupboard housing the hot water cylinder, wall heater.

FLAT 3**Hallway**

With intercom entry system.

Living Room

18' 5" x 11' 7" (5.62m x 3.52m)

With 2 pvc windows to the front elevation, further pvc window to the side elevation, electric night storage heater.

Kitchen

11' 0" x 7' 6" (3.35m x 2.28m)

With opaque pvc window to the side elevation, base and wall units with worksurfaces over, stainless steel sink unit, cooker point.

Inner Hall

With built in cupboard, further built in cupboard housing the hot water cylinder.

Bedroom

12' 0" x 11' 7" (3.65m x 3.52m)

With pvc window to the front elevation with view of St Matthews church.

Bathroom

With shower enclosure with Triton shower, pedestal hand basin, W.C, extractor fan.



FLAT 4

Hallway

With intercom entry system

Living Room / Kitchen

16' 1" x 14' 6" (4.91m x 4.41m)

With pvc window to the side elevation, electric night storage heater, base and wall units with worksurfaces over, sink unit, cooker point.

Bedroom 1

13' 3" x 8' 4" (4.04m x 2.55m)

With pvc window to the side elevation, electric night storage heater, door to:-

Bedroom 2

9' 3" x 8' 7" (2.82m x 2.62m)

With pvc window to the front elevation, electric night storage heater, built in cupboard.

Bathroom

6' 10" x 5' 2" (2.08m x 1.57m)

With bath, pedestal hand basin, W.C, wall heater, pvc window.

OUTSIDE

To the rear of the property is a concreted parking area.

STORE

6'7" x 4'7" (2.00m x 1.40m)

For landlords use.

TENURE & RENT

Freehold and subject to the existing tenancies.

Flat 1 (ground floor) - £330.00 pcm (let)

Flat 2 (ground floor) - £575.00 pcm (vacant)

Flat 3 (first floor) - £400.00 pcm (let)

Flat 4 (first floor) - £389.00 pcm (let)

SERVICES

The property has mains electricity, water and drainage connected. Heating is via electric night storage heaters to each flat. 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 with 48 hours notice being required.

COUNCIL TAX

Charging Authority – East Lindsey District Council

Each flat is subject to Band A - 2026/27 - £1546.45

AUCTIONEERS ADDITIONAL COMMENTS

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

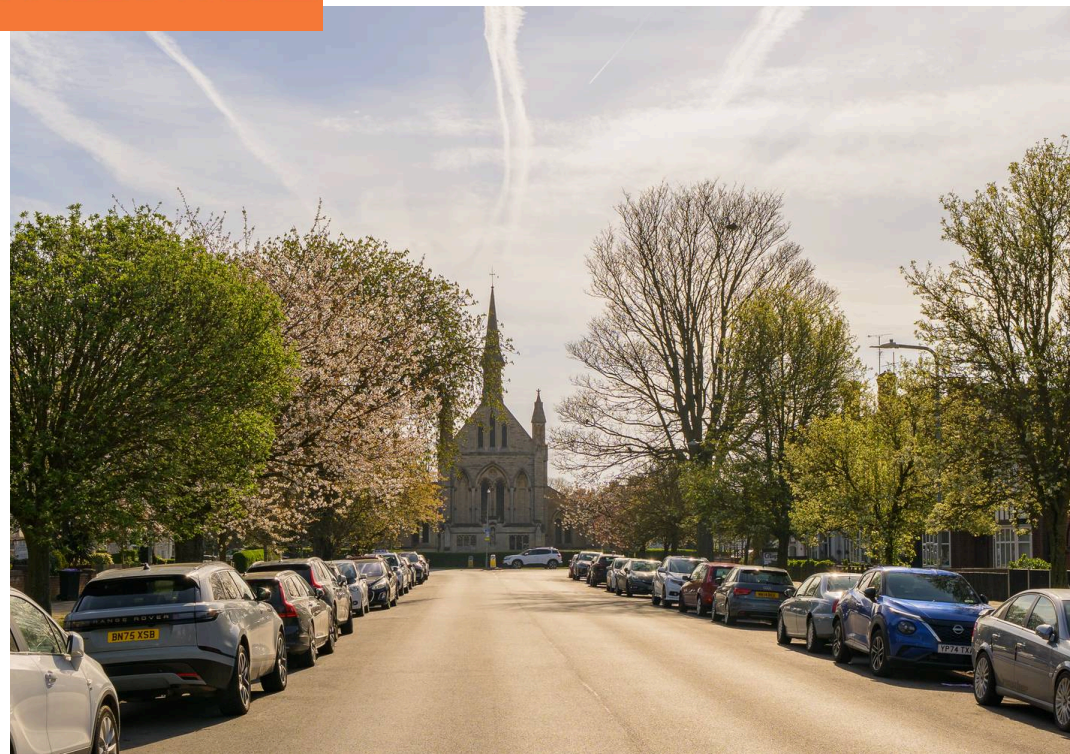
A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. **It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.**

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

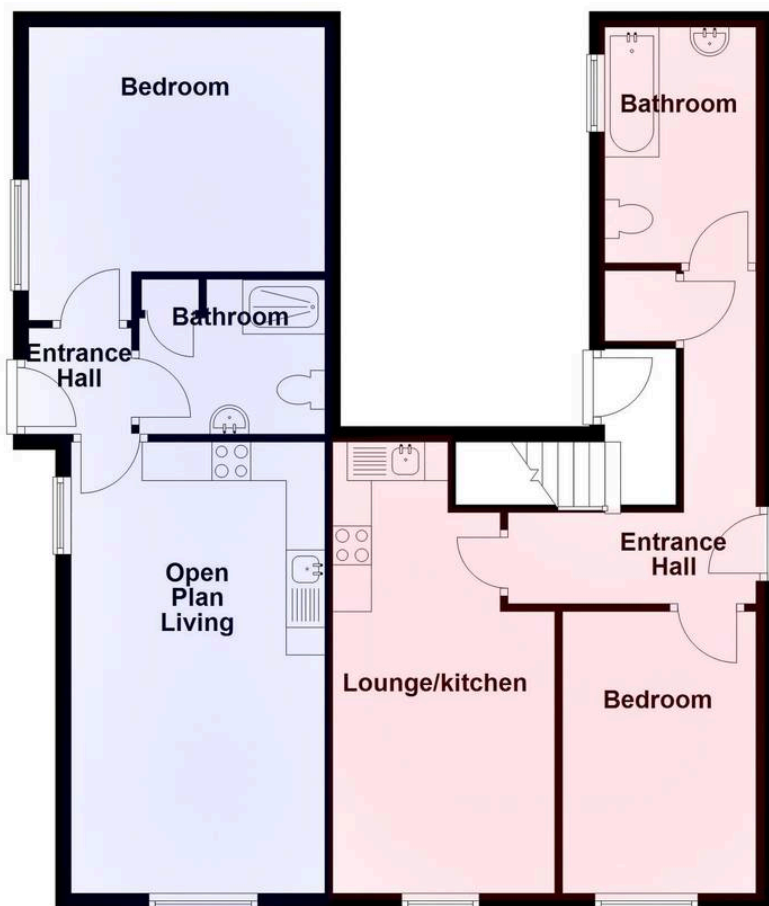


 **NEWTON FALLOWELL**



Ground Floor

Approx. 82.5 sq. metres (888.2 sq. feet)

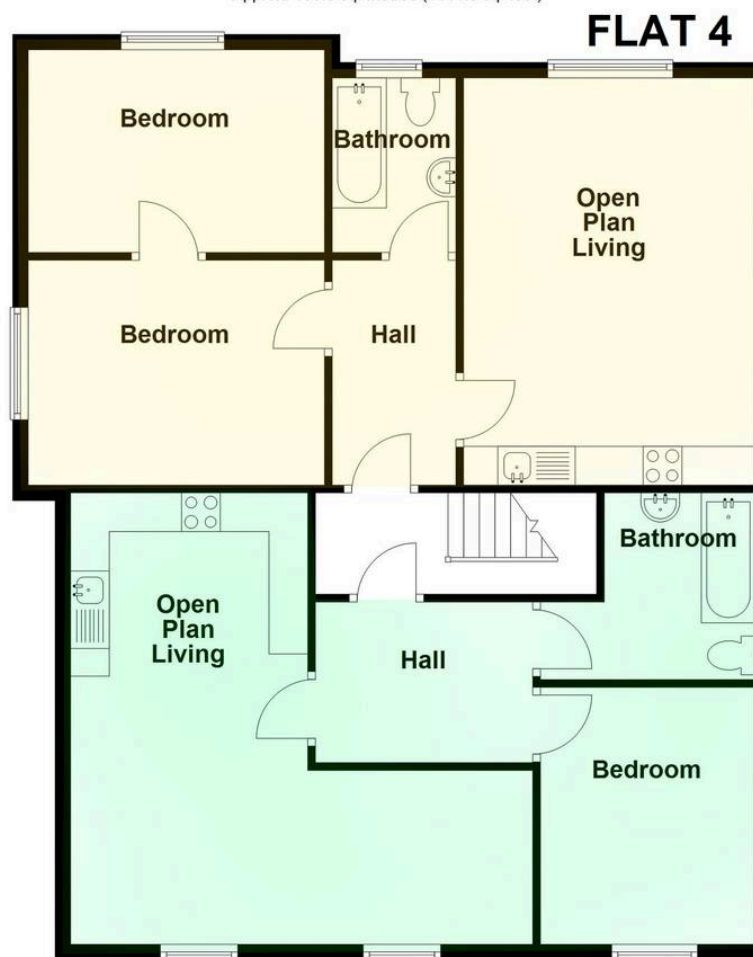


FLAT 2

FLAT 1

First Floor

Approx. 103.3 sq. metres (1111.8 sq. feet)



FLAT 3

FLAT 4

Total area: approx. 185.8 sq. metres (2000.0 sq. feet)

Newton Fallowell Estate Agents

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