

Buy. Sell. Rent. Let.



14 The Circus, Belton Park Road, Skegness, PE25 1GU



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Offers over £98,000

When it comes to
property it must be


lovelle



Offers over £98,000



- Key Features**
- NO ONWARD CHAIN
 - Penthouse Apartment
 - Electric Heating & UPVC Double Glazing
 - Modern and Well Presented

- Two Double Bedrooms
- Spacious Bathroom
- EPC rating C
- Tenure: Leasehold



For sale with NO ONWARD CHAIN! Well presented throughout, lovely penthouse apartment with hallway, two double bedrooms, bathroom, open plan lounge-kitchen-diner with electric heating and UPVC double glazing. Well maintained block with attractive communal garden to the front and car park to the rear with an allocated car parking space, and a covered bike store and drying area. Located on the popular Manorcrest development with bus services, doctors, pubs/restaurants, supermarket, post office and petrol station all within ½ a mile.

Entrance

Communal door opens to the communal hall and stairs leads to your door into;

Hallway

With electric storage heater, loft access, intercom handset, door to large storage cupboard also housing hot water tank, doors to;

Bathroom

2.96m x 1.74m (9'8" x 5'8")

Fitted with bath with shower over, shower screen, and tiling where appropriate, pedestal wash hand basin, low level WC, electric heated towel rail, wall fan heater, tiled floor, extractor fan.

Bedroom One

4.43m x 2.99m (14'6" x 9'10")

(room irregular shape). With UPVC window, electric panel heater, TV point.

Bedroom Two

2.9m x 2.96m (9'6" x 9'8")

With UPVC window, electric panel heater, TV and telephone point.

Open Plan Lounge/Kitchen/Diner

5.99m x 3.16m (19'8" x 10'5")

(Lounge-diner measurements). With UPVC window and UPVC French doors to Juliet balcony, two electric storage heaters, carpeted flooring, open to;

Kitchen Area

2.98m x 2.06m (9'10" x 6'10")

Comprises range of base and wall cupboards and work tops over, stainless steel sink, integrated electric oven, integrated electric hob with extractor over, space and plumbing for washing machine, space for fridge freezer, tiled floor.

Services

The property has electric heating, mains water, sewerage and electricity. There is a current service charge of £1002 which includes a ground rent of £85. We have not tested any heating systems, fixtures, appliances or services. 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.

Location

Situated on the popular Lumley Fields development. Pleasant surrounding and withing 1/2 a mile of the doctors, shops, and pubs. The town centre and the beach are approximately 1.5 miles away.

Directions

From our office on Roman Bank proceed along Roman Bank to the Ship traffic lights and turn left onto Burgh Road. Opposite the petrol station turn right onto Churchill Avenue. Continue along to the mini roundabout and turn left onto Belton Park Road. The Circus is the building on this corner and the car park entrance is the first 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/4ZjBGCCbNYnV17xtp4EW5o/view>

Material Information Data

Council tax band: A

Tenure: Leasehold

Lease length: 125 years from 2012

Lease restrictions: Copy of lease held in office if required

Property type: Flat

Property construction: Flat roof

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Electric Heaters

Heating features: None

Broadband: FTTP (Fibre to the Premises)

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

Parking: Allocated

Building safety issues: No

Lease Restriction - No Pets

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: Yes

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: No

Energy Performance rating: B

Local Authority

This property falls within the geographical area of East Lindsey District Council - 01507 601111.

<https://www.e-lindsey.gov.uk/>

Viewing

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

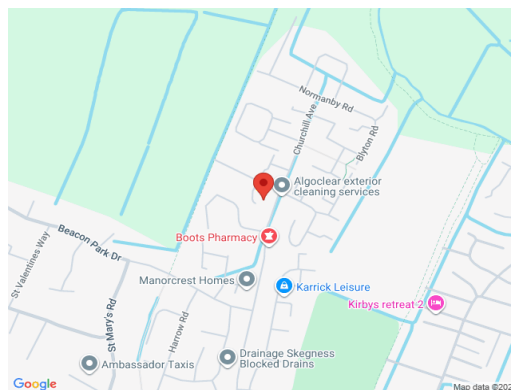
You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one-stop shop to satisfy all of these needs so please ask. Budgeting correctly and choosing the right mortgage for a move is vital. For independent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

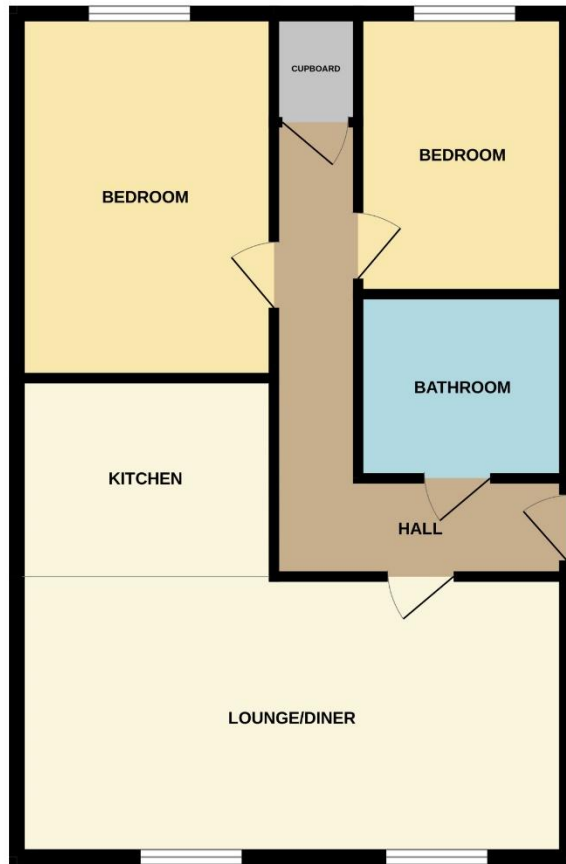
Agents Notes

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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When it comes to **property**
it must be


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