NEWTON FALLOWELL

Apartment 4 Churchview, Beacon Park Drive, Skegness, PE25 1GF - £90,000

Apartment 4, Churchview

Beacon Park Drive, Skegness

A spacious first floor apartment on a popular estate close to local shops, schools and the doctors surgery. The accommodation comprises entrance hall, 23ft open plan kitchen and living area with white goods included, french doors and juliette balcony, large double bedroom with built in wardrobe and a nicely fitted bathroom. The property benefits from electric heating, intercom entry system and allocated parking within a communal area. EPC Rating C

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

Ground Floor

Approx. 49.0 sq. metres (527.8 sq. feet)

Total area: approx. 49.0 sq. metres (527.8 sq. feet)

AGENTS NOTES

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

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ACCOMMODATION
Entrance is via a pvc door to the Communal Hall with intercom entry system and stairs to first floor.

HALLWAY
With intercom, pvc window to the rear elevation, electric wall heater, access to roof space, built in airing cupboard housing a hot water cylinder with immersion heater.

LOUNGE, KITCHEN & DINING ROOM
23' 7" x 11' 1" (7.20m x 3.38m)
With pvc french doors to the front elevation with Juliette balcony, electric panel heater. The kitchen is fitted with base and wall units, worksurfaces with tiled splashbacks, inset 1 1/2 bowl stainless steel sink unit with mixer tap over, washing machine, fridge freezer, built under oven with electric hob and extractor hood above, 2 pvc windows to the rear elevation, electric panel heater.

BEDROOM
12' 0" x 9' 8" (3.66m x 2.95m)
With 2 pvc windows to the front elevation, double doored built in wardrobe, electric panel heater.

BATHROOM
9' 6" x 6' 0" (2.89m x 1.83m)
Fitted with a panelled bath with shower and screen over, pedestal hand basin, W.C, tiled walls, Dimplex wall heater, electric towel radiator.

OUTSIDE
A communal parking area to the rear provides an allocated parking space.

TENURE
Leasehold for a term of 125 years from 1/1/2007 with an annual ground rent and service charge of approx £1,200 (2026) to include cleaning of communal areas, buildings insurance, window cleaning etc.

SERVICES
The property has mains electricity, water and drainage connected. Heating is via electric panel heaters. 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.

COUNCIL TAX
Charging Authority – East Lindsey District Council
Band A - 2026/27 - £1546.45

ANTI-MONEY LAUNDERING REGULATIONS
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. There is a charge for these checks of £72 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Newton Fallowell Estate Agents

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