



2 Hemswell House Braceby Road

Skegness

A spacious ground floor apartment on a popular estate close to local shops, schools and the doctors surgery. The accommodation comprises entrance hall with built in storage, 24ft open plan kitchen and living area, large double bedroom with walk in wardrobe and a bathroom. The property benefits from electric heating, 2 solar panels 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:

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.





ACCOMMODATION

With intercom entry system to the communal Hallway and rear door to the car park.

HALL

With intercom entry system.

STORE

With light, electric fuses, hot water cylinder.

BATHROOM

7' 0" x 6' 8" (2.13m x 2.03m)

With bath with shower over, W.C, hand basin, opaque pvc window, extractor, vertical towel radiator.

BEDROOM

13' 3" x 11' 4" (4.04m x 3.45m)

With pvc window, electric panel heater.

WALK IN WARDROBE

4' 7" x 7' 2" (1.40m x 2.18m)

With light.

LIVING ROOM & KITCHEN

24' 9" x 12' 5" (7.54m x 3.78m)

With walk in bay window to the front elevation, further windows to the front and rear elevations, electric panel heaters. The kitchen is fitted with base and wall units, worksurfaces with tiled splashbacks, 1 1/4 bowl sink unit, built under oven with electric hob and extractor hood above, spaces for appliances, breakfast bar seating area.

OUTSIDE

There is 1 allocated car parking space and space for bins to the communal areas.



TENURE

Leasehold for a term of 125 years from 2017 at an annual ground rent and service charge of approx £1,206 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

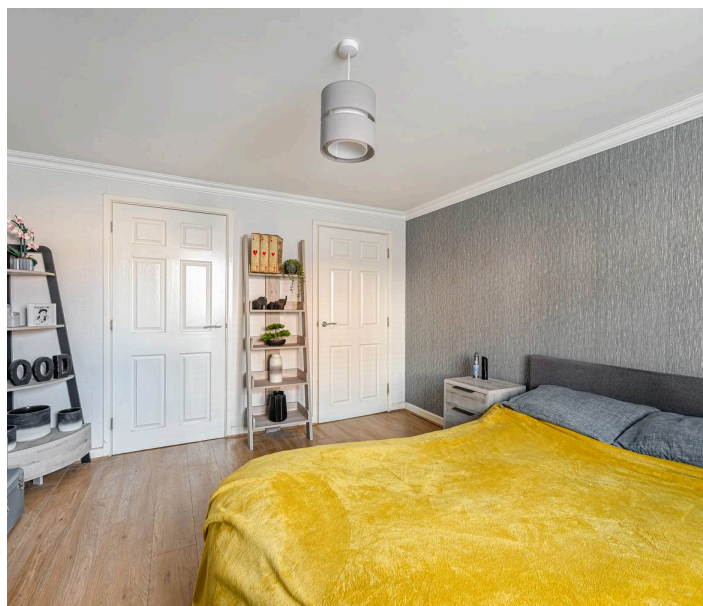
By prior appointment with Newton Fallowell office in Skegness.

COUNCIL TAX

Charging Authority – East Lindsey District Council Band A – 2026/27 – £1,546.45

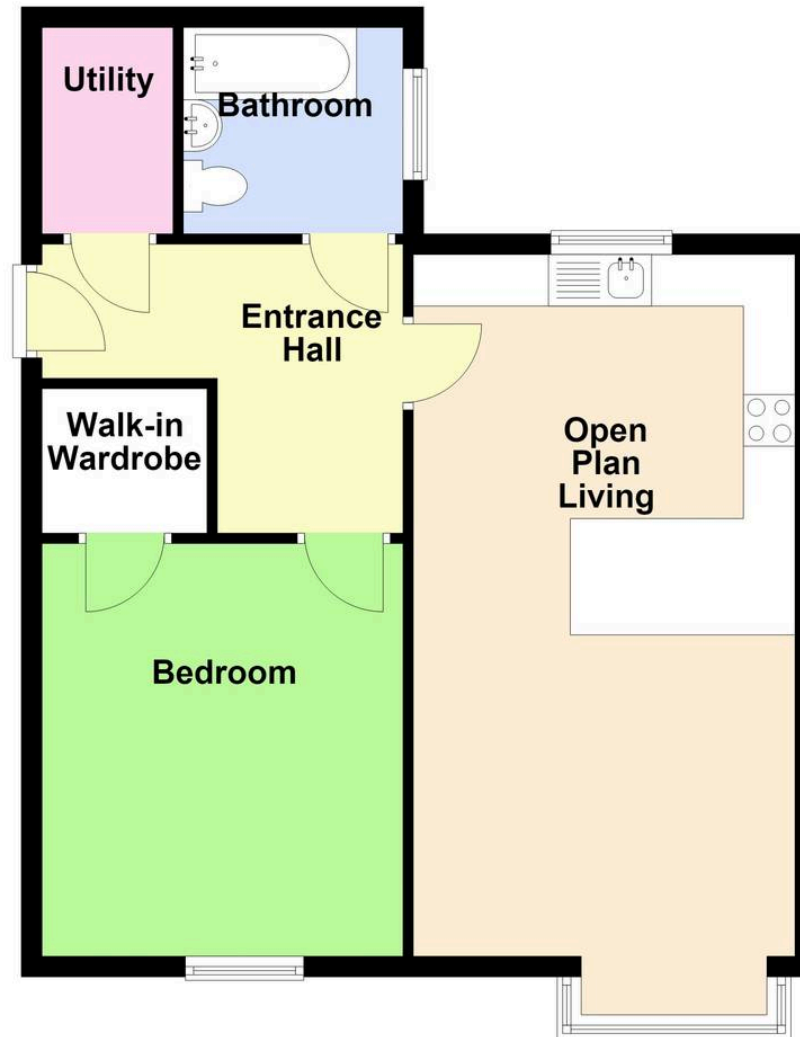
ANTI-MONEY LAUNDERING REGULATIONS

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.



Ground Floor

Approx. 57.9 sq. metres (622.7 sq. feet)



Total area: approx. 57.9 sq. metres (622.7 sq. feet)

Newton Fallowell Estate Agents

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