Buy. Sell. Rent. Let.

23 Langton Court, Skegness, PE25 2RB

2 1 1

£60,000

When it comes to property it must be lovelle

£60,000

2 1 1

Key Features

- NO ONWARD CHAIN
- Two Bedrooms
- In Need of a Scheme of Modernisation
- EPC rating D
- Tenure: Leasehold

NO ONWARD CHAIN! Two-bedroom terraced bungalow in quiet residential area. The accommodation comprises; entrance porch, two bedrooms, shower room, open plan lounge/kitchen/diner. There is an allocated car parking space in the car park at the end of the terrace and low maintenance front and rear gardens. Located within half a mile of the town centre and beach!

Entrance Porch
Entered via wooden front door, UPVC windows to each side, UPVC door to;

Inner Hall
With doors to;

Shower Room
1.88m x 1.68m (6'2" x 5'6")
With low level WC, pedestal wash hand basin, shower base with electric shower over, radiator, extractor fan.

Lounge
3.78m x 3.18m (12'5" x 10'5")
With UPVC window to the front aspect, radiator, fireplace with hearth and surround (unknow if working).

Kitchen
4.38m x 1.98m (14'5" x 6'6")
With UPVC window to the rear aspect, UPVC door to the rear, fitted with a range of base and wall cupboards with worktops over, inset sink with mixer tap, space for washing machine and fridge freezer, cupboard housing Ideal Boiler, freestanding Cookworks gas oven with extractor over.

Bedroom One
2.9m x 2.8m (9'6" x 9'2")
With UPVC window to the rear aspect, radiator.

Bedroom Two
2.84m x 2.23m (9'4" x 7'4")
With UPVC window to the front aspect, fitted wardrobes along one wall, radiator.

Outside
The front and side garden is enclosed by fencing, with artificial lawn, with stone brick built pond, metal gates leading to the rear. Rear is laid to patio and decorative stone, with raised beds with trees, plants and shrubs.

Services
The property has mains gas, water and electricity. We have not tested any heating systems, fixtures, appliances or services. We understand from the vendor that the property has had a new roof three years ago. 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
Very convenient location within half a mile of the beach and town centre. Located on a small estate of bungalows.

Directions
From our office on Roman Bank proceed along to The Ship traffic lights and turn left onto Burgh Road. Turn almost immediately right into Langton Court, where the property is found at the end of the second road.

Material Information Link
All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.
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.

Material Information Data
Costs and tenure
Tenure: Leasehold
Lease length: 58 years remaining (99 years from 1985)
Ground rent: £1,200/year
Council tax band: A
EPC rating: D
End-terrace bungalow, standard brick and block construction
2 bedrooms, 1 bathroom
Accessibility adaptations: Level access and Level access shower
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Mains gas central heating
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 good, Vodafone great, Three great, EE great
Parking: Allocated and Communal
Not a listed building
Not in a conservation area
No tree preservation order
No environmental risks recorded
No specialist issues recorded

Material Information Data Cont
The owner is required to offer the property back to the landlord (a process called 'offering an assignment') before they are allowed to sell it to someone else.
A new owner cannot be officially registered until a certificate is provided by the landlord or a legal professional. This certificate confirms that specific rules within the lease (clauses 10.3, 10.4, and 10.5) have been followed correctly. The property is subject to rules in the lease that prevent certain types of legal transfers or changes in ownership unless the correct procedures are followed.

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

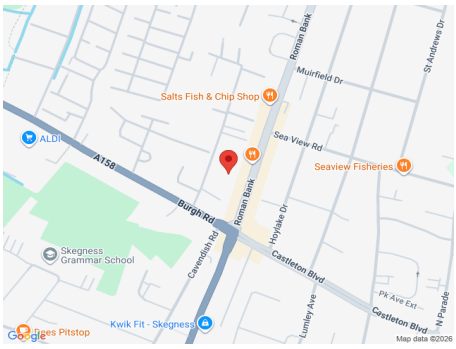
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a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

Agents Notes

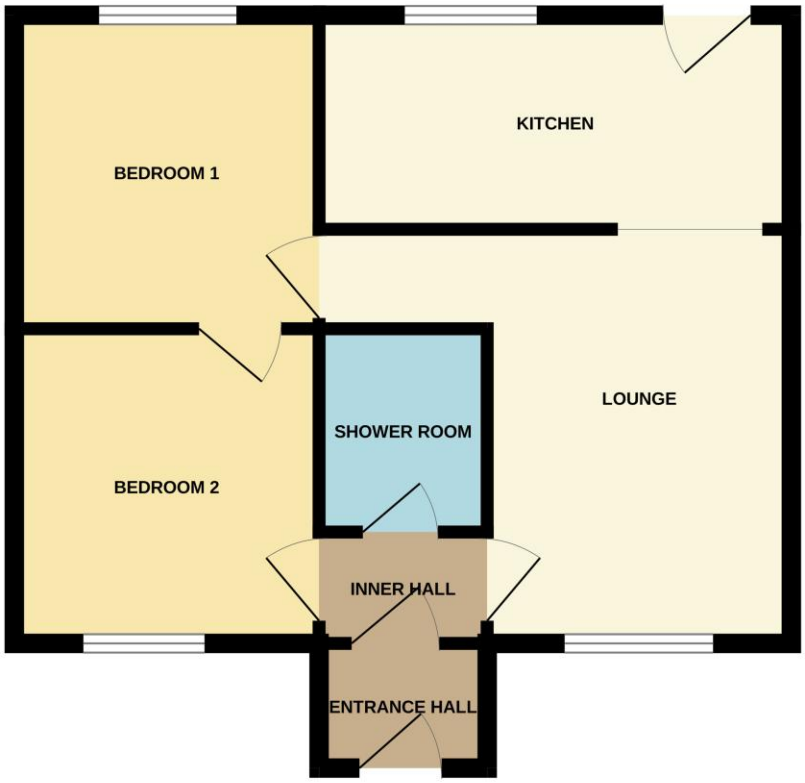
These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not 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.

Anti Money Laundering Regulations

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.



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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it must be
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The Property Ombudsman