



8 The Circus Belton Park Road

Skegness

No onward chain. A good size first floor apartment in the popular Lumley Fields area of Skegness just a short walk to the local shops, schools and doctors. The accommodation comprises hallway with intercom entry system, a spacious open plan kitchen and living area, two double bedrooms and a modern bathroom. There are communal parking areas to the rear of the block for which this apartment has one allocated parking space. There is also the benefit of a communal covered cycle store. This well presented property is an ideal by to let or those seeking their first home. EPC Rating B.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C





ACCOMMODATION

COMMUNAL ENTRANCE

Located at the rear of the block via the communal car park. With intercom entry system, stairs to first floor.

APARTMENT 8 HALLWAY

With intercom entry handset, electric storage heater, built in cupboard housing the hot water heater.

OPEN PLAN LIVING ROOM & KITCHEN

19' 8" x 18' 1" (6.00m x 5.52m)

maximum dimensions, being shaped. With 2 pvc windows, 2 electric storage heaters. The kitchen area is fitted with base and wall units, worksurfaces with tiled splashbacks, inset 1 1/2 bowl stainless steel sink unit with mixer tap over, built in oven with electric hob and extractor hood above, space and plumbing for washing machine, space for fridge freezer.

BEDROOM 1

20' 1" x 12' 5" (6.11m x 3.78m)

maximum dimensions, being shaped. With 2 pvc windows, electric storage heater.

BEDROOM 2

14' 9" x 9' 3" (4.49m x 2.83m)

With pvc window, electric storage heater.

BATHROOM

8' 11" x 5' 9" (2.72m x 1.74m)

With panelled bath with tiled surround, direct shower and screen over, pedestal hand basin with tiled splashback, W.C, electric towel radiator.

OUTSIDE

To the rear of the block is a communal car park with allocated parking for 1 vehicle. There is also a covered cycle store and bin compound.



TENURE

Leasehold for a term of 125 years from 1/1/2012 with a current ground rent and service charge of £1,155.24 p.a.

SERVICES

The property has mains electricity, water and drainage connected. Heating is via electric storage 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 and accompanied by their personnel.

COUNCIL TAX

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

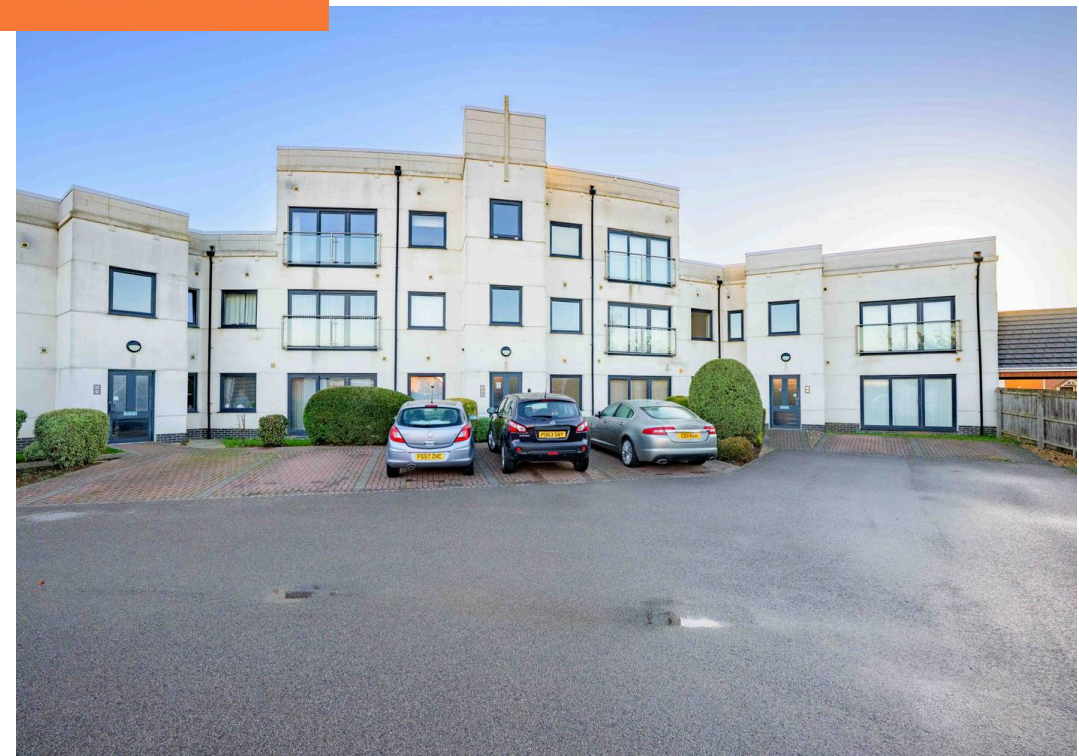
AGENTS NOTES

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.



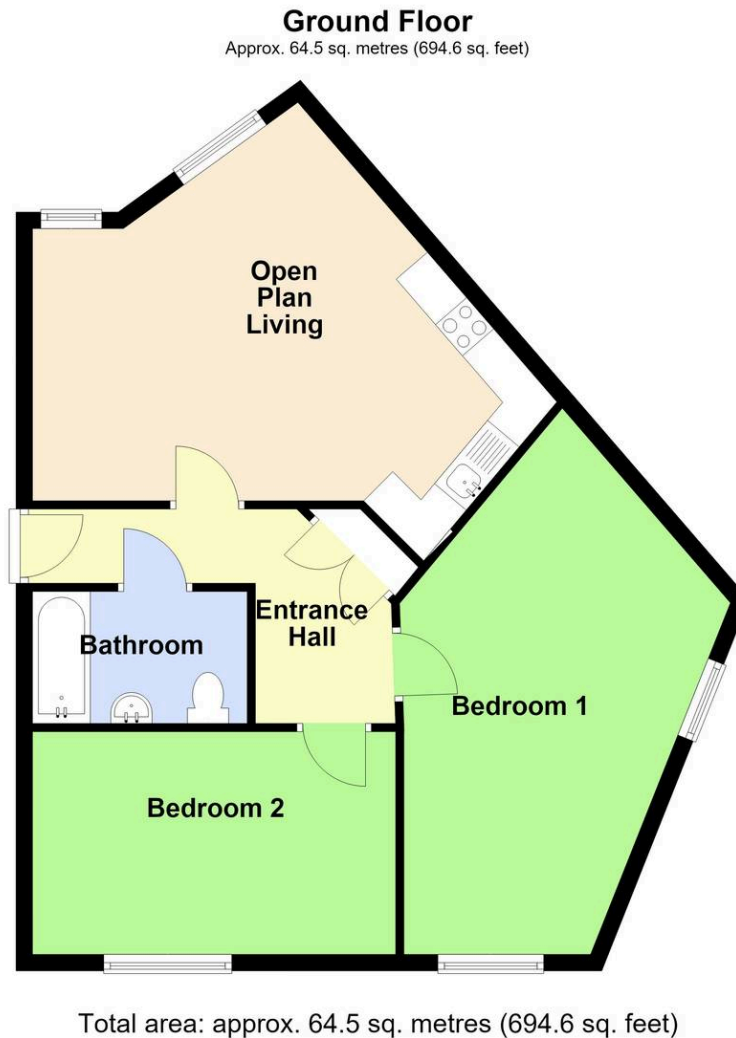


 **NEWTON FALLOWELL**



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

Newton Fallowell, 32 Roman Bank, Skegness - PE25 2SL

01754 766061 • skegness@newtonfallowell.co.uk • www.newtonfallowell.co.uk/skegness

