



10 Simpson Court,  
Ingoldmells, PE25 1QE



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**£80,000**

- NO CHAIN
- GREAT LOCATION IN SEASDIE VILLAGE CLOSE TO SHOPS & SCHOOL
- IDEAL INVESTMENT, FIRST TIME BUY OR SECOND HOME
- GAS CENTRAL HEATING
- PVC DOUBLE GLAZING
- EPC RATING C
- LEASEHOLD
- COUNCIL TAX BAND A



GREAT LOCATION IN A SEASIDE VILLAGE CLOSE TO SHOPS & SCHOOLS. NO CHAIN. IDEAL INVESTMENT, FIRT TIME BUY OR SECOND HOME. WITH SUNNY SOUTH FACING GARDEN, PARKING. A good sized 2 Bedroom purpose built first floor Apartment with gas central heating pvc double glazing and low ground rent. WELL WORTH VIEWING. EPC rating C

## LOCATION

From Newton Fallowell office in Skegness follow Roman Bank over the traffic lights for about 3 miles to the centre of Ingoldmells and turn left into High Street past the Church and second right into Festival Avenue, then left into Mayfield and right into Simpson Court. Number 10 lies at the end of the cul-de-sac on the right hand side. The property is convenient for the village centre, school, childs play area and local shops.

## ACCOMMODATION

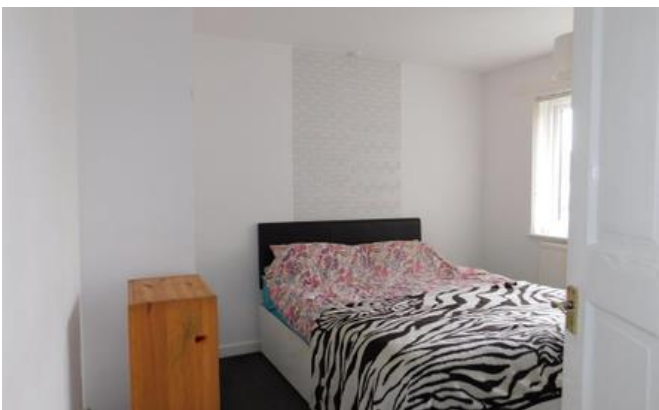
### LOWER HALL

With pvc double glazed entrance door, large understairs Store, stairs off.

### LANDING

With pvc window, electric fuses STORE with electric key meter.





## HALL

With radiator, access to roof space.

## KITCHEN

11' 2" x 8' 0" maximum

With base and wall cupboard, worksurfaces with tiled splashbacks, stainless steel sink unit, spaces for fridge and washing machine, built under over, gas hob with cooker hood above, tiled walls and tiled floor, pvc window, wall mounted gas central heating boiler.

## BEDROOM 1

11' 6" x 10' 9"

With pvc window with vertical blinds, radiator, recessed built in wardrobe.

## BEDROOM 2

11' 6" x 7' 0" minimum plus overstairs recess

With radiator, pvc window.

## BATHROOM

8' 0" x 5' 0"

With bath with Triton shower over, hand basin, W.C, radiator, tiled floor and walls, opaque pvc window.

## LOUNGE

13' 11" x 11' 6"

With offset mock fireplace, pvc window to the front elevation, with open outlook, radiator.

## OUTSIDE

A gated path leads to number 10 & 12 with a Shed (the one on the right).

A gate leads to the good sized sunny rear garden area.

## NB

Items of furniture can also be included in negotiations.



### TENURE

Leasehold for a term of 125 years from 09/07/01 at an annual ground rent of £10.00 A monthly service charge for 2021/2022 of £8.02 is payable to Platform, reviewed 1st April annually.

### SERVICES

The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

### VIEWING

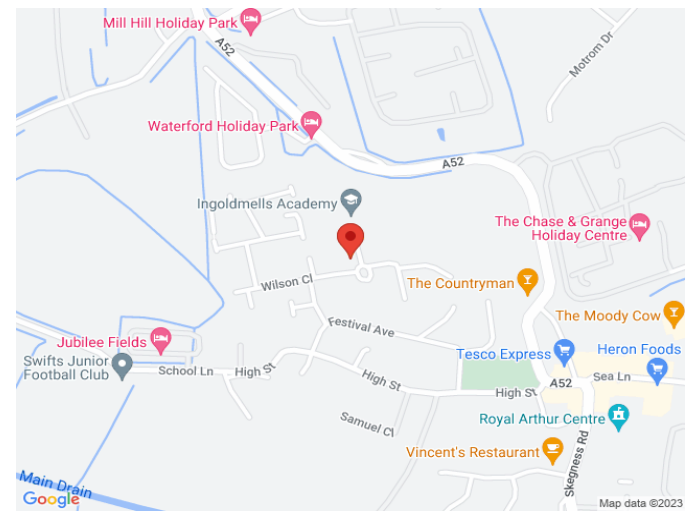
By prior appointment with Newton Fallowell office in Skegness and accompanied by their personnel.

### COUNCIL TAX

Charging Authority – East Lindsey District Council  
Band A - 2021/22 - £1243.29



# Floorplan



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Newton Fallowell Skegness

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