



2 Burgh Road, Skegness, PE25 2RA

£595,000

- EXCELLENT INVESTMENT OPPORTUNITY
- 13 FLATS IN 2 BLOCKS
- GOOD LOCATION
- CLOSE TO TOWN & BEACH
- PARKING
- WELL MAINTAINED
- ALL FLATS EPC RATING C
- FREEHOLD



13 Freehold Flats in two blocks situated in a good location close to the town centre and beach with an excellent rental income. These Flats have been well maintained over the years and have been recently upgraded to achieve an EPC Rating of C for all flats. For Sale due to retirement.

ACCOMMODATION

FRONT BLOCK

GROUND FLOOR

Entrance is on the side elevation via a SHARED HALL with radiator, 4 Zone Fire Alarm Control Panel, BOILER ROOM housing a Glowworm gas central heating boiler and insulated hot water cylinder (9 Flats), electric fuses.

FLAT 5B

STUDIO ROOM with KITCHENETTE with pvc walk in bay window to the front elevation, radiator. SHOWER ROOM with shower cubicle, W.C, hand basin, extractor.

FLAT 4B

Private entrance with small outdoor sitting area, KITCHEN with pvc door, pvc window, radiator, open plan to LIVING ROOM with radiator. BEDROOM with pvc window and radiator. SHOWER ROOM with shower cubicle, W.C, hand basin, extractor, radiator.

FLAT 6B

Private entrance to HALL via a pvc double glazed door. STUDIO ROOM with KITCHENETTE with pvc front bay, radiator. SHOWER ROOM with shower cubicle, W.C, hand basin, extractor.

FLAT 7B

Private entrance at rear. KITCHEN with pvc window, radiator, pvc door, BEDROOM with radiator, pvc window. SHOWER ROOM with shower cubicle, W.C, hand basin, extractor. LIVING ROOM with radiator, pvc window.

FLAT 8B

Private entrance at rear. HALL With pvc double glazed door. LIVING ROOM with pvc double glazed window, radiator. KITCHEN with pvc window, radiator. INNER HALL. BEDROOM with pvc window, radiator, built in wardrobe. SHOWER ROOM with shower cubicle, W.C, hand basin, extractor, radiator.

FLAT 9B

Private entrance at rear. KITCHEN with pvc door, radiator, LIVING ROOM with radiator, pvc window. BEDROOM with pvc window, radiator. SHOWER ROOM with shower cubicle, W.C, hand basin, radiator, extractor.

FIRST FLOOR LANDING

With pvc window, radiator, access to roof space.

FLAT 1B

STUDIO ROOM with KITCHENETTE with radiator, 2 pvc windows, single glazed window. SHOWER ROOM with hand basin, shower cubicle, extractor, radiator.

FLAT 2B

LIVING ROOM with KITCHENETTE with radiator, 2 pvc windows. BEDROOM with pvc window, radiator, door to landing. SHOWER ROOM with shower cubicle, hand basin, W.C, extractor.

FLAT 3B

LIVING ROOM with KITCHENETTE with pvc window to the front elevation, radiator. BEDROOM with radiator, pvc window. SHOWER ROOM with shower cubicle, W.C, hand basin, extractor.

REAR BLOCK

GROUND FLOOR

BOILER ROOM

With Viessmann gas central heating boiler, insulated hot water cylinder, electric fuses, electric meters on external walls.

FLAT 2A

OPEN PORCH. KITCHEN with pvc door. STUDIO ROOM with pvc window, radiator. SHOWER ROOM with shower cubicle, W.C, hand basin, radiator, extractor.

FLAT 3A

OPEN PORCH. KITCHEN with pvc door. STUDIO ROOM with pvc window, radiator. SHOWER ROOM with shower cubicle, W.C, hand basin, radiator, extractor.

FIRST FLOOR

via external staircases.

FLAT 1A

STUDIO ROOM with radiator, pvc window, pvc door. SHOWER ROOM with shower cubicle, W.C, hand basin, radiator, extractor. KITCHENETTE with extractor.

FLAT 4A

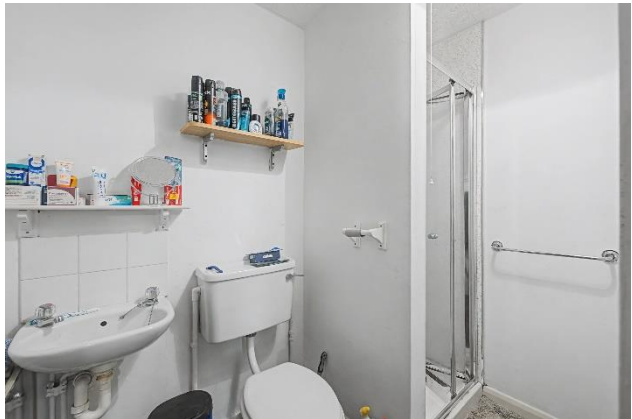
STUDIO ROOM with radiator, pvc window, pvc door. SHOWER ROOM with shower cubicle, W.C, hand basin, radiator, extractor. KITCHENETTE with extractor.

OUTSIDE

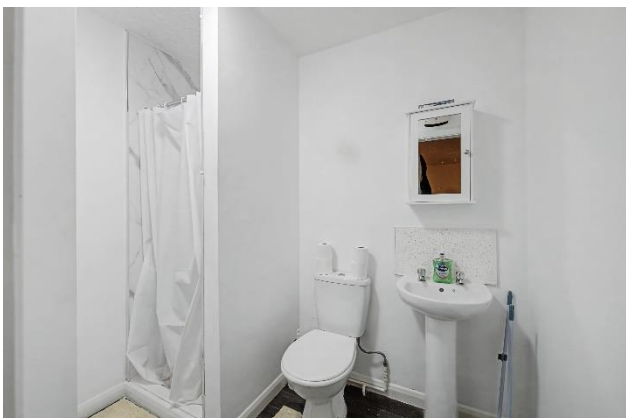
Brick wall to the front with Concrete paths and gravelled garden and bin storage areas.

Rear yard with tarmac drive with electric meters and fuses, concrete paths, gravelled parking, bin storage and drying areas.

Example of a 1 bedroom Flat



Example of a Studio



Example of a 1 Bedroom Flat



TENURE & RENT

Freehold and subject to the existing tenancies. The rent includes gas central heating and water.

Front Block	Rent (per week)	Type	Sqm (taken from EPC)
Flat 1b	£90.00	Studio	15
Flat 2b	£115.00	1 Bedroom	25
Flat 3b	£110.00	1 Bedroom	24
Flat 4b	£115.00	1 Bedroom	37
Flat 5b	£95.00	Studio	22
Flat 6b	£95.00	Studio	23
Flat 7b	£115.00	1 Bedroom	30
Flat 8b	£115.00	1 Bedroom	36
Flat 9b	£115.00	1 Bedroom	34
Rear Block			
Flat 1a	£95.00	Studio	18
Flat 2a	£95.00	Studio	18
Flat 3a	£95.00	Studio	18
Flat 4a	£95.00	Studio	18
Total Gross Rent £1,345 per week / £69,940 per annum			

SERVICES

Mains gas, electricity, water and sewerage services are understood to be connected. The property is served by one water meter, one electric meter and one gas central heating boiler for each block. The flats have their own electric meters (most being the key type). The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

VIEWING

Strictly by appointment with Newton Fallowell. 48 Hours notice being required.

COUNCIL TAX

Each flat has a council tax band of A. Local Authority – East Lindsey District Council.

AGENTS NOTES

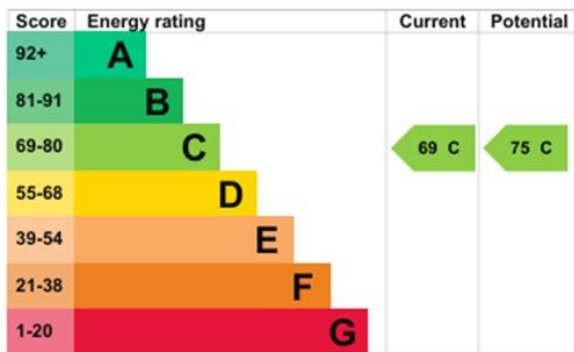
These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has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

ANTI MONEY LAUNDERING REGULATIONS

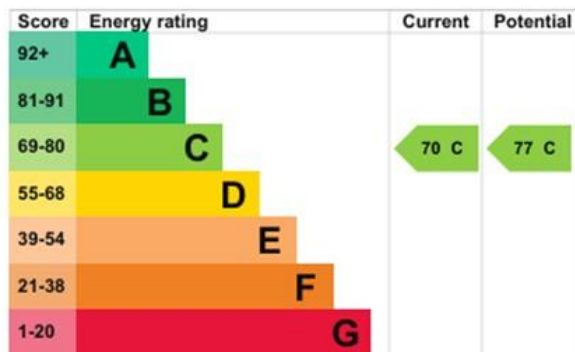
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once 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 is £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.

Energy Performance Ratings

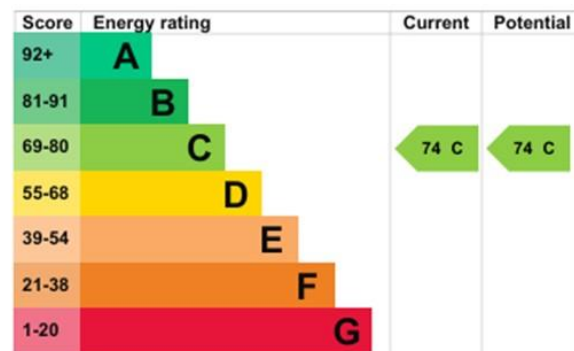
Flat 1b



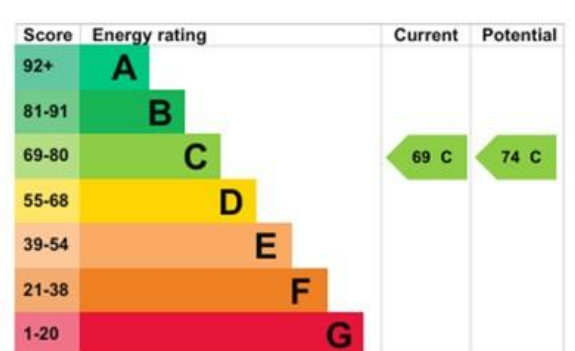
Flat 2b



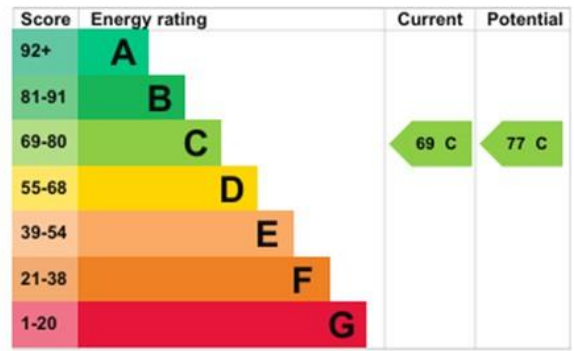
Flat 3b



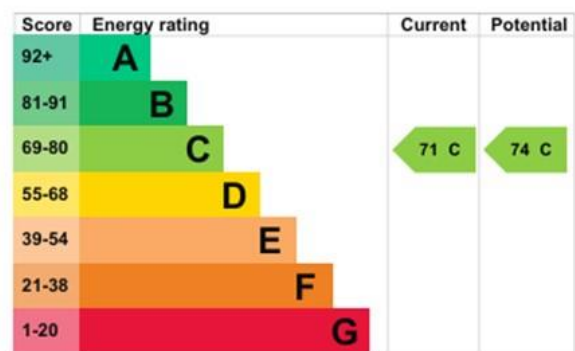
Flat 4b



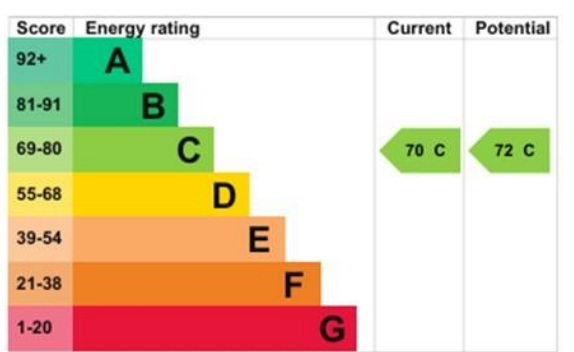
Flat 5b



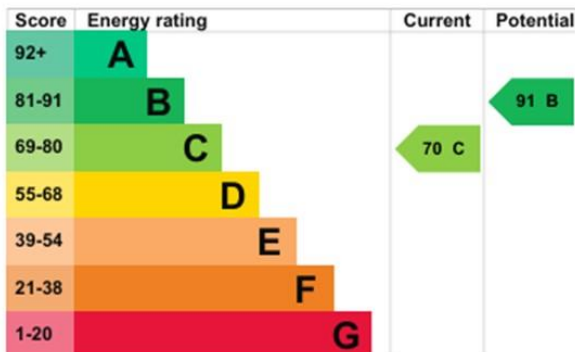
Flat 6b



Flat 7b



Flat 8b



Flat 9b

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Flat 1a

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Flat 2a

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Flat 3a

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

Flat 4a

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

