



Rutland Road, Skegness PE25 2AY

welcome to

Rutland Road, Skegness

SOLD WITH NO CHAIN

Fully renovated and modern self-contained two bed basement apartment ideally located close to Park, Seafront, Beach & Town Centre. Offering a Lounge/ dining area, modern fitted kitchen, shower room, private rear courtyard & parking.

Viewing is highly recommended

Entrance Hallway

Accessed via a Upvc double glazed door into a good-sized hallway with doors leading to the following rooms.

Lounge

19' 11" x 12' 2" (6.07m x 3.71m)

With media wall and feature fireplace. Discreet built in storage. Space for a dining table and French Doors leading off to the rear courtyard.

Kitchen

13' 7" x 8' 8" (4.14m x 2.64m)

A tasteful and contemporary fitted kitchen with optimal storage offering a range of wall, base and drawer units with worktop space over. Drawer units include a recycling/waste bin unit and tall larder with shelving unit, inset stainless steel sink & drainer, integrated appliances include a Bluetooth induction hob, extractor hood, microwave, oven, fridge/freezer & dishwasher. Upvc double glazed door leading to rear.

Bedroom 1

8' 8" x 16' 6" (2.64m x 5.03m)

Large Double Bedroom with window to front elevation, fitted wardrobes and vanity desk.

Bedroom 2

16' 7" x 6' 8" (5.05m x 2.03m)

Double bedroom accessed via a 'hidden' sliding door with storage cupboards and window to front elevation.

Shower Room

Modern fitted shower room with walk in shower, Wc with storage above and sink with floating vanity storage and feature towel radiator.

External

A great outdoor courtyard space fully decked and also offering a raised decking area with lazy lawn ideal for outdoor furniture, securely fenced with gate access to the private allocated parking space behind.

Access

The property is self-contained and is accessed by the front of the property down a set of steps or alternatively can be accessed via the back where it is ground level.

Furniture

Please note that the furniture is negotiable - please speak with the Branch for further information.

Additional Info

The property has Oak Flooring. It also has underfloor heating throughout.





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Rutland Road, Skegness

- Fully renovated self contained 2 bed basement apartment
- Prime location - close to Park, Beach & Town Centre
- Stylish Shower Room
- Contemporary fitted kitchen with integrated appliances
- Private Courtyard with parking

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 634.00

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£130,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
SKG110590 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



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