

Buy. Sell. Rent. Let.



Flat 5, Sorby Court, North Parade, Skegness, PE25 2UB

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£148,950

When it comes to  
property it must be

  
**lovelle**



£148,950



#### Key Features

- First Floor Apartment with Stairlift
- Spacious Accommodation
- Close to the Seafront
- Lounge-Diner with Balcony
- Modern Breakfast Kitchen
- Beautiful Shower Room
- EPC rating TBC
- Tenure: Leasehold



Fabulous first floor apartment with stairlift access! Great position with views over the seafront! The accommodation comprises; hallway with handy storage cupboard, two generous double bedrooms both with large wardrobes, beautifully re-fitted shower room, breakfast kitchen with integrated appliances, good-size lounge-diner with private balcony, with gas central heating and UPVC double glazing. The property also benefits from driveway and garage. Located across the road from the seafront so is a convenient location within a few hundred metres of the beach and also only half a mile to the town centre.

## Entrance

Secure communal entrance door opens to well maintained communal hallway and stairwell. Stairs lead to the first floor and door opens to your apartment. This property also benefits from it's own stair lift.

## Hall

With tiled floor, storage cupboard, radiator, doors to;

## Kitchen

11'4" x 10'0" (3.5m x 3m)

UPVC window to the rear aspect, fitted with a range of base and wall cupboards with worktops over, integrated electric oven, integrated microwave, integrated induction hob with extractor over, integrated dishwasher, space for washing machine and fridge freezer, central fitted breakfast bar, radiator, tiled floor.

## Shower Room

10'0" x 6'10" (3m x 2.1m)

With UPVC window to the rear aspect, shower cubicle, back to wall WC, fitted vanity unit with inset wash hand basin, de-misting and light-up mirror, radiator, part tiled and waterproof boarding to walls.

## Bedroom One

13'1" x 11'7" (4m x 3.5m)

With UPVC window to the front aspect, freestanding wardrobe and matching furniture.

## Bedroom Two

11'7" x 10'0" (3.5m x 3m)

(measurements to wardrobe). With UPVC window to the rear aspect, radiator, fitted wardrobe.

## Lounge

18'1" x 10'9" (5.5m x 3.3m)

With radiator, UPVC patio doors to the balcony.

## Outside

The flat has a parking space/driveway in front of its garage (marked No5) which has had a replacement roof and is still under guarantee.

## Services

The property has mains, water, sewerage and electricity. We have not tested any heating systems, fixtures, appliances or services. Please note there is a yearly maintenance charge of £281, ground rent of £75 and insurance of £208. 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

Great position, in popular residential area of Skegness within 300m of the beach! Also less than half a mile to the town centre, supermarkets and railway station.

## Directions

From our office on Roman Bank proceed north and turn right onto Scarborough Ave. Turn left at the Church onto Lumley Avenue. At the end turn right onto Castleton Boulevard. Sorby Court is on the corner of Castleton and North parade. The car parking is at the rear accessed off Park Avenue.

## 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.

<https://moverly.com/sale/Hgs6eqnySBPatCnuAbR5TU/view>

## Material Information Data

Council Tax band: A

Tenure: Leasehold

Lease length: 94 years remaining (100 years from 2020)

Ground rent: £75 pa

Maintenance charge: £281 pa

Insurance charge: £208 pa

Lease restrictions: Outside appearance any alterations must be approved by Freeholder, restrictions on type and number of pets, noise levels and time restrictions, and others as detailed in lease.

Property type: Flat

Property construction: Standard construction

Energy Performance rating: TBC

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Great, Vodafone - Great, Three - Good, EE - Great

Parking: Garage and Driveway

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area

## 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

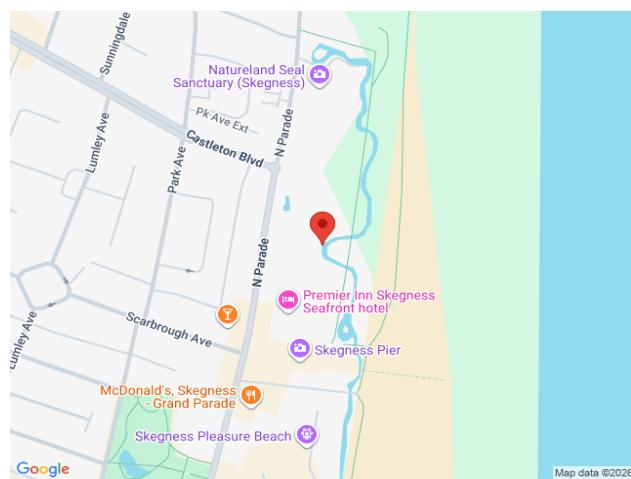
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a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

## Agents Notes

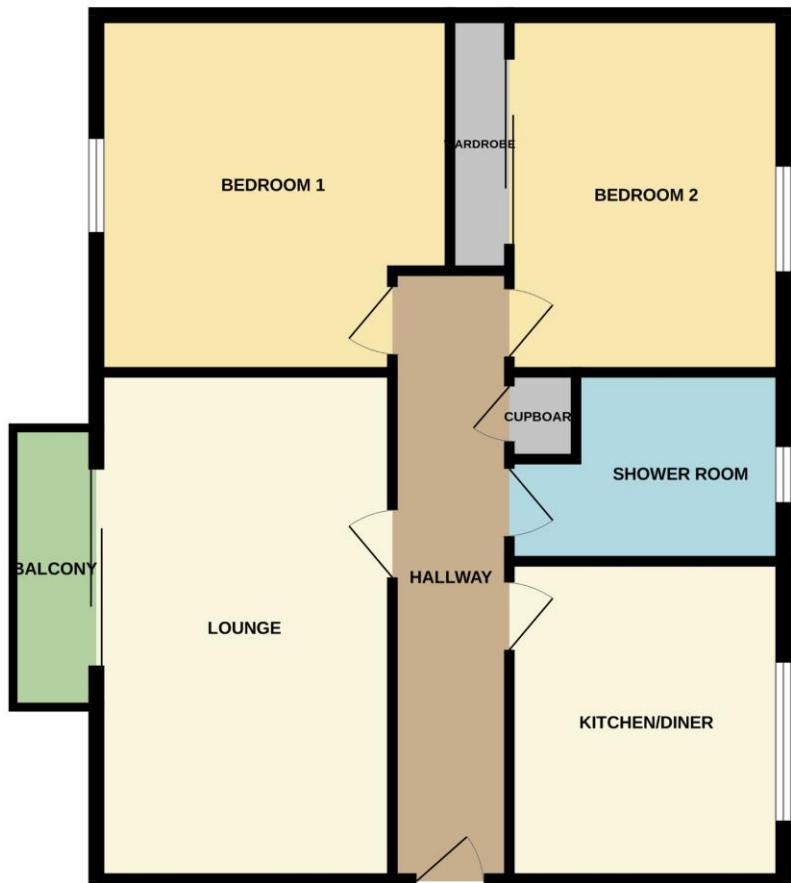
These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not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