



Flat 1, 3 Drummond Road,  
Skegness, PE25 3EB



**£85,000**

- NO CHAIN
- CASH BUYERS ONLY
- SUITED TO INVESTMENT, AIR BNB
- GROUND FLOOR FLAT
- FREEHOLD
- LOUNGE & BEDROOM
- KITCHEN & SHOWER ROOM
- REAR COURTYARD
- EPC RATING E
- COUNCIL TAX BAND A



**NO CHAIN. CASH BUYERS ONLY.** An opportunity to purchase a ground floor flat conveniently located for the town centre and beach used by the current vendor as an Airbnb but also suited for investment. This improved flat has a spacious Lounge, Bedroom, nicely fitted Kitchen and Shower Room. There is a small decked courtyard to the rear. With electric storage heating and pvc double glazing. EPC Rating E

## ACCOMMODATION

### COMMUNAL ENTRANCE

With pvc entrance door, electric fuses, electric meter, fire alarm control panel, door to:-

### ENTRANCE HALL

With entrance door, electric heater, understairs storage cupboard, inner hall with pvc door to the rear decked garden.

### LOUNGE

4.55m x 4.34m (14'11" x 14'2")

With walk in pvc bay window to the front elevation, built in cupboard housing the electric fuses, electric heater, fireplace surround with inset electric fire.

### BEDROOM

3.63m x 3.51m (11'11" x 11'6")

With pvc window to the rear elevation, electric heater.



## KITCHEN

3.58m x 2.06m (11'8" x 6'10")

Attractively fitted with base and wall units, worksurfaces with tiled splashbacks, space for appliances, built under oven, electric hob with stainless steel chimney hood above, stainless steel sink unit, pvc window to the side elevation, tiled floor through to the-

## SHOWER ROOM

With tiled shower enclosure with electric shower, W.C, hand basin in a vanity unit, heated towel radiator, opaque pvc window, tiled floor and walls.

## REAR YARD

5.74m x 2.62m (18'10" x 8'7")

With decked seating area.

## TENURE

Freehold. The upper 2 flats are held under Lease for a term of 999 years from 1991 and 1993 at an annual ground rent of £50.00. We are advised that the three flats share 1/3 maintenance costs and buildings insurance.

## SERVICES

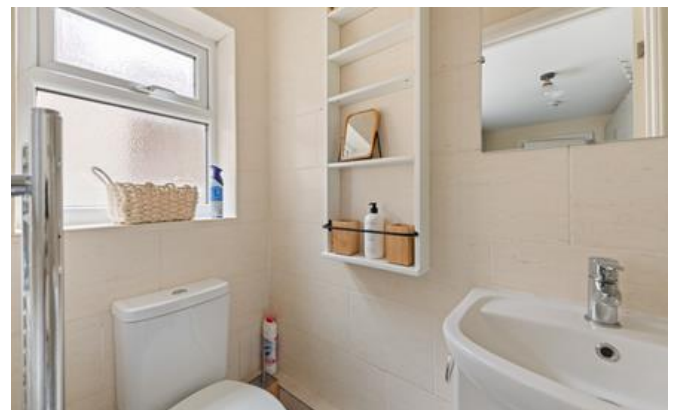
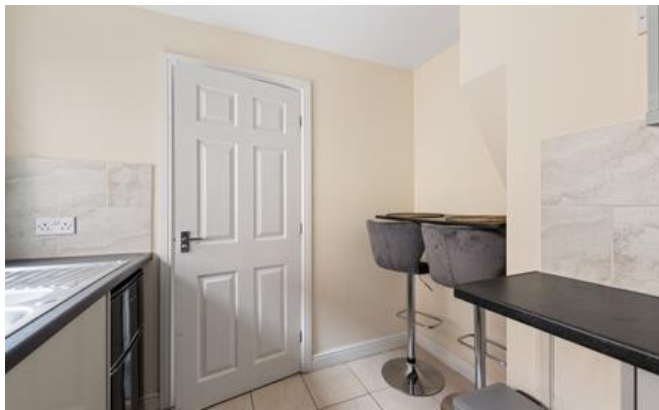
The property has mains electricity, water and drainage connected. The agents have not inspected or tested any of the services or service installations and purchasers should rely on their own survey.

## VIEWING

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

## COUNCIL TAX

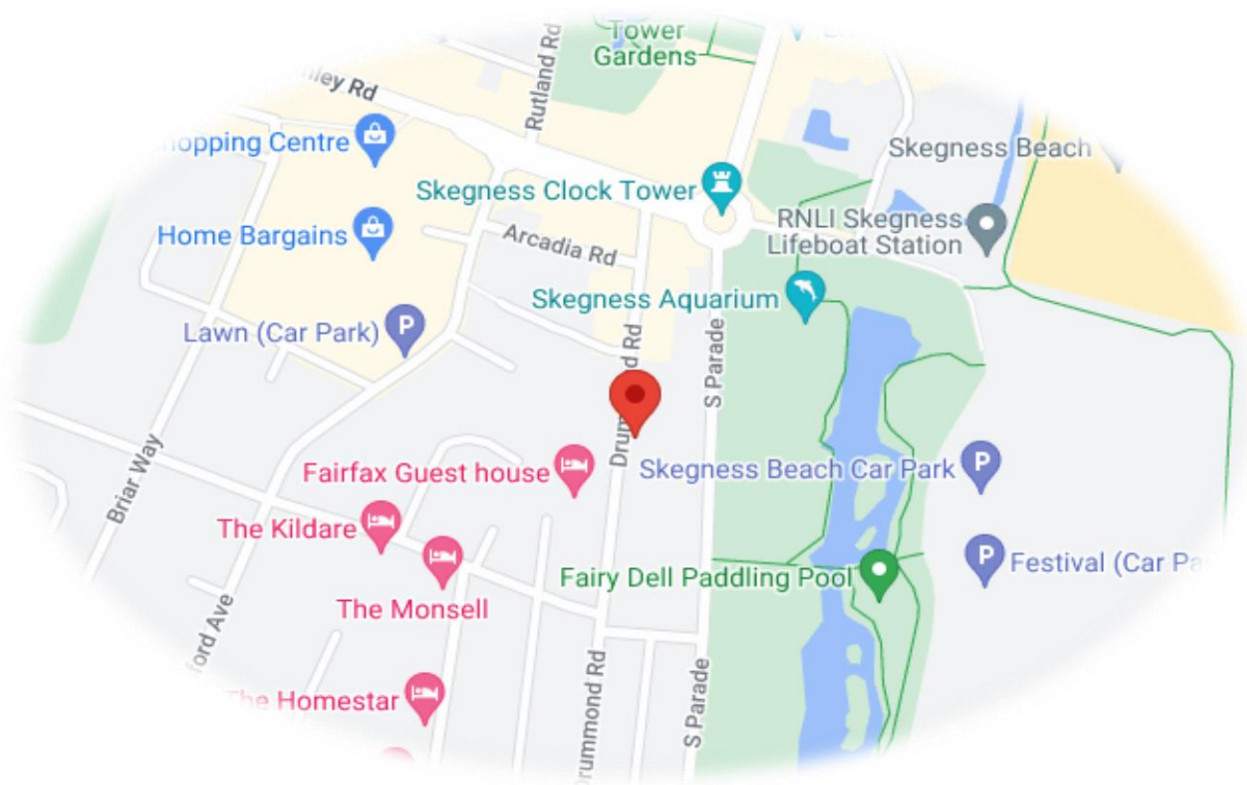
Charging Authority – East Lindsey District Council  
Band A - 2023/24 - £1375.33



## AGENTS NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

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.



## Ground Floor

Approx. 47.9 sq. metres (515.9 sq. feet)



Total area: approx. 47.9 sq. metres (515.9 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

 **NEWTON FALLOWELL**

Newton Fallowell Skegness

01754 766061

skegness@newtonfallowell.co.uk