CHOICE PROPERTIES

Estate Agents

3 Drummond Road, Skegness, PE25 3EB

Asking Price £85,000



Choice Properties are delighted to offer for sale this beautifully presented one-bedroom top-floor apartment, enjoying sea views. Offering modern, spacious and well-appointed accommodation, this attractive property would make an ideal first-time purchase, coastal retreat or investment opportunity.

The accommodation briefly comprises an entrance area with stairs leading to a modern fitted kitchen with integrated appliances, spacious lounge, generous double bedroom and contemporary shower room. Offered to the market CHAIN FREE, this is an excellent opportunity to acquire a stylish coastal home with sea views. An internal viewing is highly recommended to fully appreciate all that this property has to offer.

Stylish flat with accommodation comprising :

Entrance Hall
Stairs to landing, built in storage cupboard, double glazed window to rear.

Kitchen
11'6 x 5'10
Double glazed window to front, range of eye level and base units, one and half bowl stainless steel sink with mixer tap and drainer, built in oven, hob and extractor fan, built in fridge/freezer, space for appliances, part tiled walls, electric heater.

Lounge
11'7 x 11'6
Double glazed window to front, electric heater.

Bedroom
11'8 x 7'3
Double glazed window to rear, sea view, built in wardrobe, electric heater.

Shower Room
Obscure double glazed window to rear, white suite comprising low level W.C, vanity wash hand basin with mixer tap, shower cubicle, extractor fan, heated towel rail.

Lease Details
Leasehold property with a 999 year lease from 1991. Approx. £50 per year ground rent. 1/3 share of building insurance.

Council Tax Band
Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A

Making An Offer
If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.
We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Opening Hours
Monday - Friday: 9am - 5pm
Saturday: 9am - 3pm

Viewing Arrangements
Contact Choice Properties on 01507 462277

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

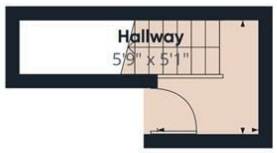




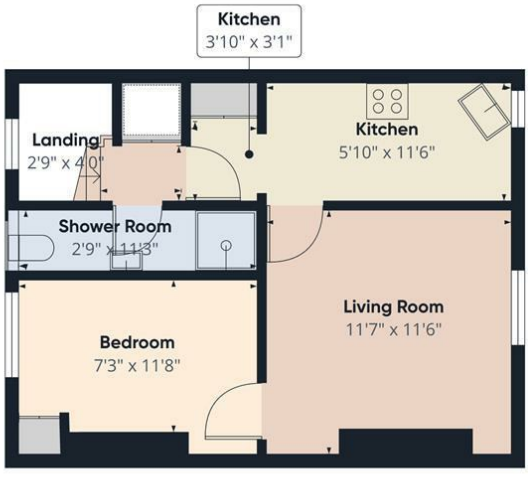








Floor 0





Floor 1

Approximate total area(1)

401 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Directions

Please use postcode of PE2 3EB to locate the property

