



**Flat 2 Robin Hood Road, Skegness, PE25 3QU**  
**Asking Price £60,000**

**Attention Investors!**

TES Property bring to the market this buy to let one bedroom ground floor flat located in the popular town of Skegness, conveniently situated close to shops and amenities and only a short walk to Skegness train station. The flat consists of a kitchen, living room, one bedroom and a bathroom and benefits from parking to the front flats.



## **LOCATION - Skegness**

Skegness is the principal Lincolnshire coastal resort with a resident population of around 20,000 persons, increasing substantially in the summer months with the influx of holiday makers and day visitors. It lies some 40 miles east and south of Lincoln and Grimsby respectively, with main communication links via the A52 and A158 roads as well as a regional rail service to Grantham and Nottingham.

## **Entrance**

Entrance into shared communal secure hallway with access to neighbouring flats.

Door to No. 2. is immediately to the right on the ground floor.

## **Hallway 2'11" x 9'2" (0.90m x 2.81m)**

With access phone.

## **Kitchen 8'11" x 8'8" (2.72m x 2.66m)**



The kitchen is fitted with a range of high gloss wall, base and drawer units with contrasting worktops over incorporating a stainless steel sink unit with mixer tap and drainer, there is an electric oven with 4 ring hob with extractor above, tiled splashbacks, electric Creda heater and double glazed window to the front.

## **Living Room 12'4" x 9'8" (3.768m x 2.95m)**



With electric fireplace, T.V aerial point and double glazed window to the front.

## **Bathroom 5'5" x 8'8" (1.67m x 2.65m)**



Fitted with a three piece suite consisting of a panelled bath with curtain and electric Triton shower over, w/c and wash hand basin, tiled splashbacks, an airing cupboard housing the hot water cylinder, Dimplex pull cord heater, mirror cabinet, double glazed window to the rear and Manrose extractor.

### **Bedroom 12'11" x 8'8" (3.95m x 2.66m)**



With double glazed window to the rear and electric storage radiator.

### **Outside**

1 x allocated parking space.

### **Tenure**

The property is believed to be leasehold and further details can be provided from our office.

### **Rent**

The property is currently achieving a rental income of £475 pcm.

### **Council Tax**

East Lindsey District Council Tax Band A.

### **Viewings**

By prior appointment through TES Property office in Louth 01507 601633 [admin.louth@tes-property.co.uk](mailto:admin.louth@tes-property.co.uk)

### **Opening Hours**

Monday to Friday 9:00am to 5:00pm

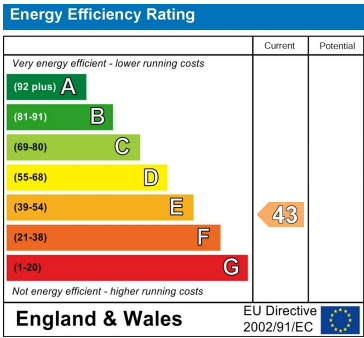
Saturday 9:00am to 1:00pm

Floor Plan

Area Map



Energy Efficiency Graph



To the agents knowledge these particulars have been prepared with information provided by the current owner and following the agents inspection, intended to give a fair and reliable description of the property, but no responsibility for any inaccuracy or errors can be accepted by the agent and do not constitute to an offer or contract. The agent has not tested any services or appliances referred to in these particulars, and any purchaser is advised to satisfy themselves as to the working order as or condition to the appliances. all measurements within these particulars are approximate.