



'The Strand', 88 Drummond Road,

£385,000



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Willsons
— SINCE 1842 —

'The Strand', 88 Drummond Road, , Skegness,

"AGENT'S COMMENTS"

A Freehold block of 5 residential flats situated close to the seafront in this popular resort town.

The flats are self-contained, each having independent gas central heating and majority Upvc double glazing.

The ground floor comprises a 3 bedroom flat, the first floor comprises 2 x 1 bedroom flats and the second floor has a 2 bedroom and a 1 bedroom flat.

All have EPC ratings of C & D.

LOCATION

The property has a total gross rental income of £25,320 per annum. Skegness is a seaside resort with sandy beaches. It has primary & secondary schools including a grammar and colleges. There are a range of shops both national and local independents and several supermarkets. Skegness also has a hospital, doctor's surgeries, dentists and leisure facilities including swimming pools, cinema, theatre & golf courses. There is a range of pubs and restaurants as well as takeaways of course one of which being fish and chips. Bus services run along the coast and also to Boston approx. 22 miles south west and to Lincoln approx. 43 miles west. Skegness is located at the end of the railway line to Nottingham.



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Accommodation

Entrance Hall

With Upvc double glazed entrance door and window, electricity meters for all flats, single glazed window to side, stairs to first floor.

Flat 1 - Ground Floor (3 Bedrooms)

A single glazed entrance door with side screen open into:

Entrance Hall

With radiator, recessed cupboard.

Lounge

16'0" x 9'10" (4.9m x 3m)

Having a single glazed window to front, radiator.

Bedroom 1

15'11" x 8'0" (4.86m x 2.45m)

Having a single glazed window to front, radiator.

Bedroom 2

16'0" x 10'8" (4.9m x 3.26m)

Having a single glazed window, radiator.

Bedroom 3

11'0" x 7'0" (3.36m x 2.15m)

Having a single glazed window, radiator.

Dining Room

13'10" / 9'4" x 12'0" (4.22m / 2.85m x 3.67m)

Having 2 Upvc double glazed windows, Upvc double glazed exterior door, radiator.

Kitchen

10'9" x 6'7" (3.3m x 2.01m)

Equipped with wall and base units with worksurfaces, single drainer sink, electric cooker point, space and plumbing for washing machine, gas fired central heating boiler, radiator, Upvc double glazed window.

Separate WC

Having wc and single glazed window.

Bathroom

9'10" x 4'1" (3.00m x 1.25m)

With bath, wash hand basin, radiator, extractor fan, 2 single glazed windows.

First Floor Landing

With 2 Upvc double glazed windows.

Flat 2 - First Floor (1 Bedroom)

Lounge

13'4" x 12'11" (4.07m x 3.96m)

Having a tiled fireplace, TV point, Upvc double glazed window, door to:

Bedroom

16'0" x 9'10" (4.88m x 3.02m)

Upvc double glazed window, radiator.

Kitchen

9'10" x 4'11" (3.02m x 1.51m)

Upvc double glazed window, kitchen units with stainless steel single drainer sink, gas central heating boiler, radiator, extractor fan.

Shower Room

6'10" x 3'3" (2.1m x 1.01m)

Equipped with an electric shower, radiator, wc, wash hand basin, extractor fan.

Flat 3 - First Floor (1 Bedroom)

Entrance Hall

With Upvc double glazed window, radiator.

Shower Room

Equipped with shower cubicle with electric shower, wc, wash hand basin, radiator, extractor fan..

Bedroom

9'10" x 9'10" / 6'11" (3m x 3.02m / 2.12m)

Upvc double glazed window, radiator.

Kitchen

10'4" x 6'9" (3.17m x 2.08m)

Having wall and base units with worksurfaces incorporating stainless steel single drainer sink, splash-back tiling, ceramic hob with extractor hood over, gas fired central heating boiler, Upvc double glazed window, radiator.

Lounge Diner

21'10" x 9'4" (6.67m x 2.85m)

(incorporating original bedroom 2) Having 2 Upvc double glazed windows, 2 radiators, TV point.

Bathroom

6'8" x 8'9" / 6'1" (2.04m x 2.67m / 1.87m)

Equipped with bath, wc, radiator, Upvc double glazed window, extractor fan.

Separate WC

With high-flush wc, Upvc double glazed window.

Second Floor Landing

Flat 4 - Second Floor (1 Bedroom)

Entrance Hall

12'5" x 3'9" (3.8m x 1.16m)

Shower Room

4'10" x 4'3" (1.48m x 1.3m)

Comprising shower cubicle with electric shower, radiator, Upvc double glazed window.

Bedroom

15'8" x 10'0" / 9'0" (4.78m x 3.06m / 2.76m)

Upvc double glazed window, radiator, storage cupboard.

Kitchen

9'10" x 8'10" (3m x 2.71m)

Having wall and base units with worksurface, stainless steel single drainer sink, gas fired central heating boiler, electric cooker, Upvc double glazed window.

Lounge

13'0" x 12'8" (3.97m x 3.88m)

Upvc double glazed window, radiator, fireplace, TV point..

Flat 5 - Second Floor (2 Bedrooms)

Entrance Hall

With Upvc double glazed window, radiator.

Lounge

10'4" x 9'5" (3.16m x 2.89m)

Upvc double glazed window, radiator.

Bedroom 1

10'7" x 9'5" (3.24m x 2.88m)

Upvc double glazed window, radiator.

Bedroom 2

9'8" x 9'6" (2.95m x 2.92m)

Upvc double glazed window, radiator.

Kitchen

10'4" x 6'9" (3.17m x 2.07m)

With wall and base units, worksurface, stainless steel single drainer sink, 4 ring electric hob with electric oven below, Upvc double glazed window, radiator, gas fired central heating boiler.

Bathroom

9'7" x 6'9" / 3'6" (2.94m x 2.08m / 1.07m)

Equipped with bath with electric shower over, wash handbasin, airing cupboard, Upvc double glazed window, radiator.

Separate WC

With wc and Upvc double glazed window.

Exterior

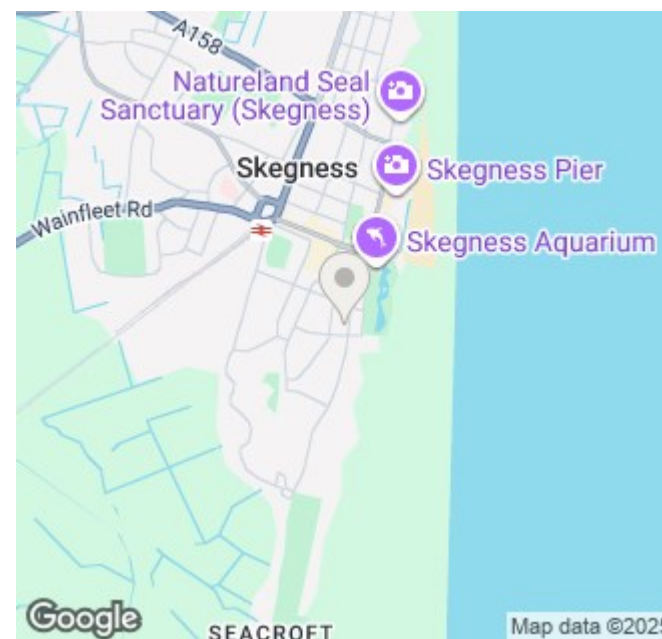
To the front the property has a low maintenance garden with tree, a side path leads to the rear of the property which is also low maintenance and has a brick store and a single sectional garage which gains access off the service road to the rear of the property.

Tenure & Possession

The property is Freehold with vacant possession upon completion subject to the existing Assured Shorthold Tenancies for each individual flat.

FLOORPLAN Not to scale – For identification purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



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