

**DRAFT SALES PARTICULARS
(TO BE RETURNED TO MESSRS WILLSONS)**

I/We, the vendors of the property more particularly described within these Draft Sales Particulars, have read and amended the description where necessary so that they are a true representation of the property.

I/We will inform Messrs Willsons of any material change undertaken to the property prior to exchange of contracts

Signed.....Date.....

Signed.....Date.....

77 Drummond Road, Skegness
£320,000
Auction Guide



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Willsons
— SINCE 1842 —

77 Drummond Road,
Skegness
Lincolnshire, PE25 3EH

"AGENT'S COMMENTS"

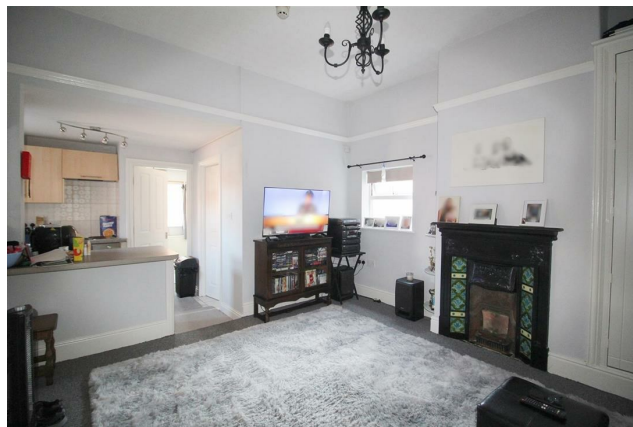
****Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £320,000****

An attractive period block of six self contained, freehold residential flats, situated in the sought after location of Drummond Road, Skegness. The property is sold with tenants in situ, generating a regular income, making it an ideal opportunity for any investor wishing expand their portfolio. This dwelling is within walking distance of the seafront and town providing many amenities. Benefitting from off road private parking to the rear and uPVC windows throughout.

LOCATION

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.

Willsons
SINCE 1842



Front Of Property

Open front with concrete area having a small flower bed with shrubs and seasonal flowers, pathway leading to the side and rear of the property,

Entrance Hallway

With carpeted flooring, stairs leading to the first floor and to the rear of the property.

Flat One

With open plan living/kitchen area having carpeted flooring in the lounge, bay window to front of the property, inset fireplace and electric storage heater. Kitchen includes vinyl flooring, range of base and wall units, space for under-counter fridge, electrical oven with ceramic hob and extractor hood. Bedroom - with carpeted flooring, electric storage heater and window to the side of the property. Shower room - Enclosed shower cubicle with electric shower and fully tiled walls, hand basin, WC, electric heater and window to rear of the property.

Flat Two

With open plan living/kitchen area, window to the rear of property and carpeted flooring. Kitchen includes a range of base and wall units, stainless steel sink with mixer taps, tiled splashbacks, space for cooker and extractor hood. Hallway with bay window to front of property, electric storage heater and carpeted flooring. Bedroom with electric shower and tiled walls, WC, sink, electric heater, extractor fan and window to the side of the property. Bedroom with window to the side of property.

Flat Three

With open plan living/kitchen area. Recently fitted kitchen including a range of base and wall units, tiled splashbacks, space and plumbing for washing machine, electric oven, electric hob, extractor hood and vinyl flooring. Lounge with bay window to front of property, electric storage heater and carpeted flooring. Hallway with carpeted flooring leading to Bedroom with carpeted flooring, electric storage heater, carpeted flooring and window to rear of property. Bathroom with enclosed shower cubicle with electric shower, mermaid boarding throughout, vinyl flooring, electric heater, combined WC and sink vanity unit and window to rear of property.

Flat Four

With open plan living/kitchen area. Kitchen includes tiled flooring, range of base and wall units, stainless steel sink with mixer taps, tiled splashbacks, space and plumbing for washing machine, electric oven, electric hob, extractor hood, window to the side of property. Lounge with decorative original fireplace, carpeted flooring, electric storage heater, built in storage cupboard and window to side of property. Bedroom with electric storage heater, carpeted flooring and window to rear of property.

Flat Five

With open plan living/kitchen area, Kitchen with a range of base and wall units, stainless steel sink with mixer taps, tiled splashbacks, electric oven, ceramic hob and vinyl flooring. Lounge with bay window to front of property, carpeted flooring and electric storage heater. Shower room with enclosed shower cubicle, electric shower, vinyl flooring, extractor, hand basin, WC and electric heater. Bedroom with carpeted flooring, electric storage heater and window to front of property.

Flat Six

With lounge, kitchen, bedroom, W/C and en-suite. Lounge with LVT flooring and bay window to front of the property, W/C with tiled flooring, sink, WC and gas boiler. Kitchen with a range of base and wall units, tiled splashbacks, stainless steel sink and mixer taps, gas hob, electric oven, space and plumbing for washing machine, space for tumble dryer, extractor hood, tiled flooring and window to the side of property. Bedroom with carpeted flooring and windows to the side and rear of property. En-suite with tiled flooring, bath with shower mixer taps over, sink, WC and window to rear of property.

First Floor Landing

With carpeted flooring and window to the rear of the property.

Rear Of Property

Having concrete parking bays for four vehicles.

Services

We understand that mains water, drainage, gas and electricity are connected to the property.

Energy Performance Certificates

Flat 1 - The property has an energy rating of 45 E. The full report is available from the agents or by visiting www.gov.uk/findenergycertificate Reference Number: 0360-2529-0470-2675-0825.
Flat 2 - The property has an energy rating of 58 D. The full report is available from the agents or by visiting www.gov.uk/findenergycertificate Reference Number: 0300-2785-7010-2120-8015
Flat 3 - The property has an energy rating of 47 E. The full report is available from the agents or by visiting www.gov.uk/findenergycertificate Reference Number: 4130-9121-1000-0855-0222
Flat 4 - The property has an energy rating of 54 E. The full report is available from the agents or by visiting www.gov.uk/findenergycertificate Reference Number: 3730-3121-8000-0745-0226
Flat 5 - The property has an energy rating of 52 E. The full report is available from the agents or by visiting www.gov.uk/findenergycertificate Reference Number: 7808-5057-6207-6638-7914
Flat 6 - The property has an energy rating of 57 D. The full report is available from the agents or by visiting www.gov.uk/findenergycertificate Reference Number: 0360-2129-4470-2675-4811

Agent's Comments

The flats are fully tenanted to long standing residential tenants generating a regular income, full details are available upon request from Willsons Skegness.

Tenure

The property is Freehold and is subject to the existing Assured Shorthold Tenancies for each individual flat.

Local Authority

Flat's 1 to 6 are Council Tax Band 'A' payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601111.

Viewing

Viewing is strictly by appointment with the Skegness office at the address shown below.

What 3 Words

///rust.pack.grain

Directions

From our office on Alghitha Road, turn left and continue to the end of the road until you reach Rutland Road. Turn right and proceed to the T-Junction turning left onto Lumley Road. Immediately take the right hand lane for turning right onto Drummond Road. The property is located on the lefthand side opposite Saxby Avenue.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

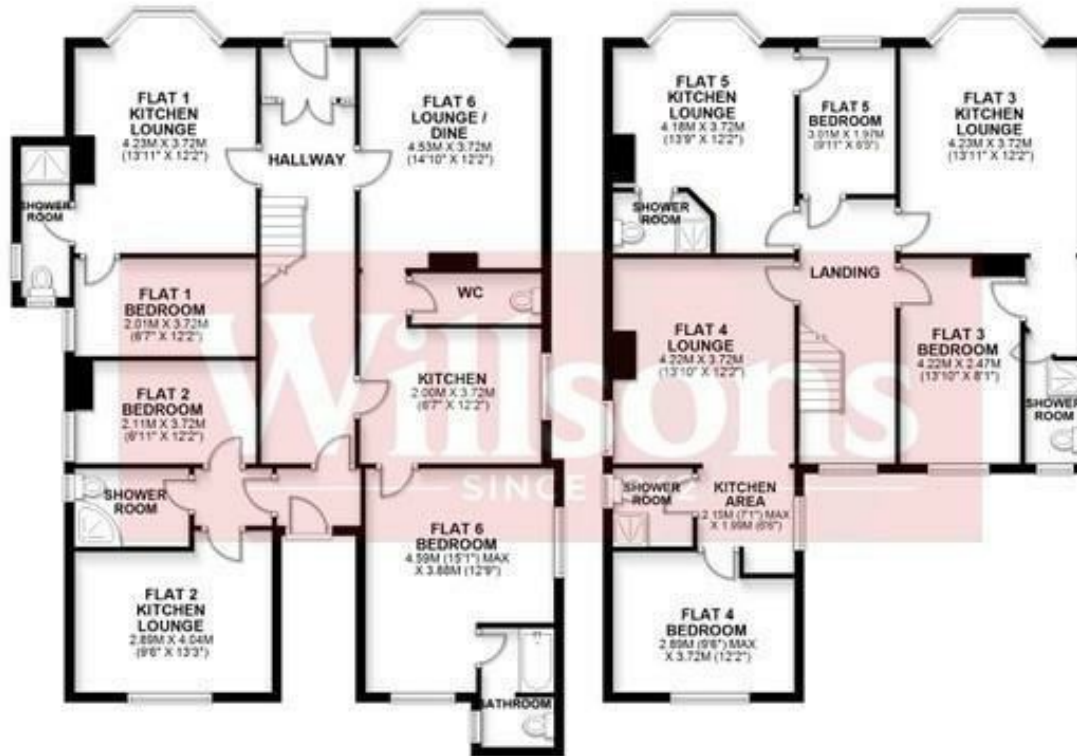
Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



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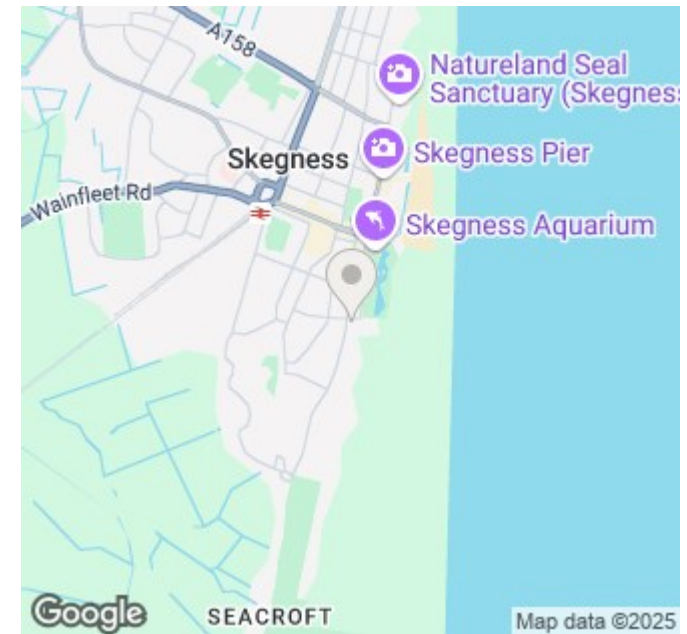


FLOOR PLAN

TOTAL AREA: APPROX. 226.9 SQ. METRES (2441.8 SQ. FEET)

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.



Viewing Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

