



Flat 4, 90, Drummond Road,

£550 PCM



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Willsons
— SINCE 1842 —

Flat 4, 90, Drummond Road,
, Skegness,
Lincolnshire, PE25 3EQ

"AGENT'S COMMENTS"

Freshly decorated one-bedroom second floor flat, UPVC Double Glazed Windows throughout, Gas Central Heating, Situated close to town centre, Off road parking available. Water included in rent. Council Tax band A. EPC Rating C. Deposit £634.61.

If you would like to apply for this property, please complete and return the application form that can be found on our Willsons website under the Tenant Information tab. Please note that we cannot arrange any viewings without an application form.

LOCATION

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SINCE 1842

16 Alghitha Road, Skegness, Lincolnshire, PE25 2AG
T. 01754 896100 | E. rentals@willsons-property.co.uk
<https://www.willsons-property.co.uk>

Viewing & Holding Deposit

If you wish to view any of our rental properties please fully complete the Willsons Application form online or at our offices (NO CHARGE) and return to the Skegness branch of Willsons, we will then contact you to arrange a viewing. (Failure to complete all sections may result in your application being delayed).

Viewings arranged convenient to yourselves between the hours of 9am - 5pm Monday to Friday, 9am - 12 noon Saturdays (or to suit tenant occupation).

If you wish to apply for the property once you have viewed, each individual is required to complete a Tenancy Proposal Form (bound by Ground 17 of the Housing Act 1988 as amended).

A holding fee of one weeks rent must be paid at the start of referencing and is to be held whilst referencing is being completed. This fee will be deducted from the first months rent upon successful completion of referencing.

Accommodation

1 Bedroom second floor flat with gas central heating and double glazing, water included, situated close to the town centre. Access is via a communal area leading to stairs.

Entrance Hall

3'6" x 6'3" (1.08m x 1.93m)

Wooden Front door, Intercom telephone, Coat hooks on wall, Fusebox, Light fitting, Sockets and switches.

Kitchen

9'10" x 6'5" (3.00m x 1.98m)

UPVC Double glazed window, Fitted blinds, Range of modern base and wall units, Stainless steel sink and drainer with mixer tap, cooker space, plumbing for washing machine, Partly tiled walls, Extractor fan, Wall mounted boiler, Gas central heating radiator, Light fitting, Sockets and switches.

Shower Room

3'10" x 3'11" (1.17m x 1.21m)

UPVC Double glazed window, Two piece wc, pedestal wash hand basin with single taps, Tiled shower cubicle with direct shower, tiled floor, Towel rail on back of door, Gas Central heating radiator, extractor fan, light fitting, Light pully.

Lounge

12'7" x 12'11" (3.85m x 3.94m)

Double UPVC Double glazed window, Fitted blinds, TV and Aerial ports, Built-in cupboard housing gas meter, Extractor vents, Gas central heated radiator, Light fitting, Sockets and Switches.

Bedroom

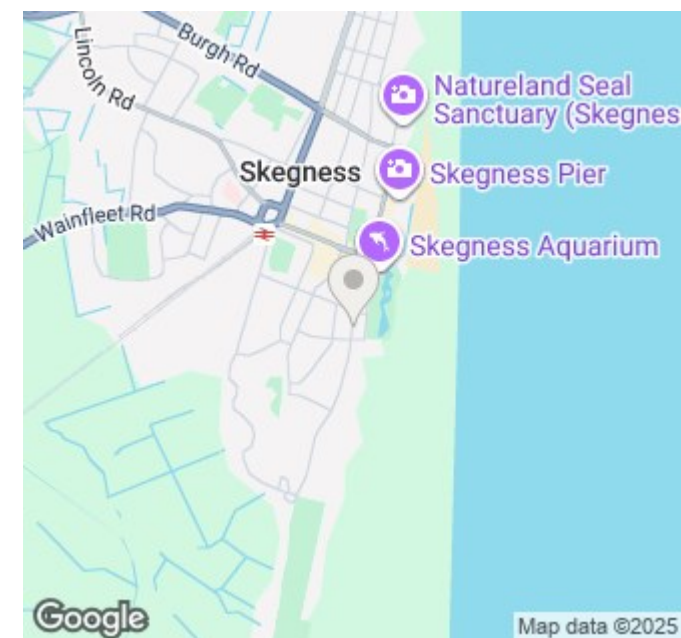
15'11" x 8'9" (4.87m x 2.69m)

UPVC Double glazed window, Fitted blinds, Extractor vent, Thermostat, Gas central heated radiator, light fitting, Sockets and switches.



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.



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