



21 Samuel John Way, Skegness

£110,000



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Willsons
SINCE 1842

21 Samuel John Way,
Skegness,
Lincolnshire, PE25 2JZ

"AGENT'S COMMENTS"

A modern second floor apartment located on the outskirts of Skegness but having easy access to all the local amenities including shops, doctors and schools. This property benefits from two allocated parking bays, open plan living and offered with no onward chain.

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.



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<https://www.willsons-property.co.uk>

Front Of Property

The property is situated facing towards Lincoln Road having boundaries of mature hedging, a small grassed area and a communal footpath to the rear of the property giving access to the entrance lobby.

Communal Entrance

With intercom door entry, private mail boxes, carpeted flooring and stairs leading to the first and second floors.

Hallway

With intercom receiver, cloak cupboard, airing cupboard and carpeted flooring.

Lounge/Diner

10'7" x 7'9" (3.23m x 2.36m)

With carpeted flooring and dual aspect windows to the front of the property

Kitchen

8'8" x 7'8" (2.64m x 2.34m)

With a range of base and wall units, space and plumbing for washing machine, electric oven and hob, stainless steel sink with mixer tap, extractor hood and vinyl flooring.

Bedroom One

12'10" x 12'2" (3.91m x 3.71m)

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

Bedroom Two

10' x 7'7" (3.05m x 2.31m)

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

Bathroom

6'11" x 5'6" (2.11m x 1.68m)

With bath having direct feed shower over, sink, WC, heated towel rail and vinyl flooring.

Parking Bays

The property benefits from two allocated block paved parking bays situated in the car park to the rear of the property.

Energy Performance Certificate

The property has an energy rating of 'C'. The full report is available from the agents or by visiting www.gov.uk/find-energy-certificate Reference Number: 0958-1095-6254-5861-4914

Services

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

Local Authority

Council Tax Band 'A' for each property, payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601111.

Tenure & Possession

The lease for the property is 199 Years from September 2009. A full copy is available on request from our Skegness office. The service charges and ground rent for 2025 is £117 PCM.

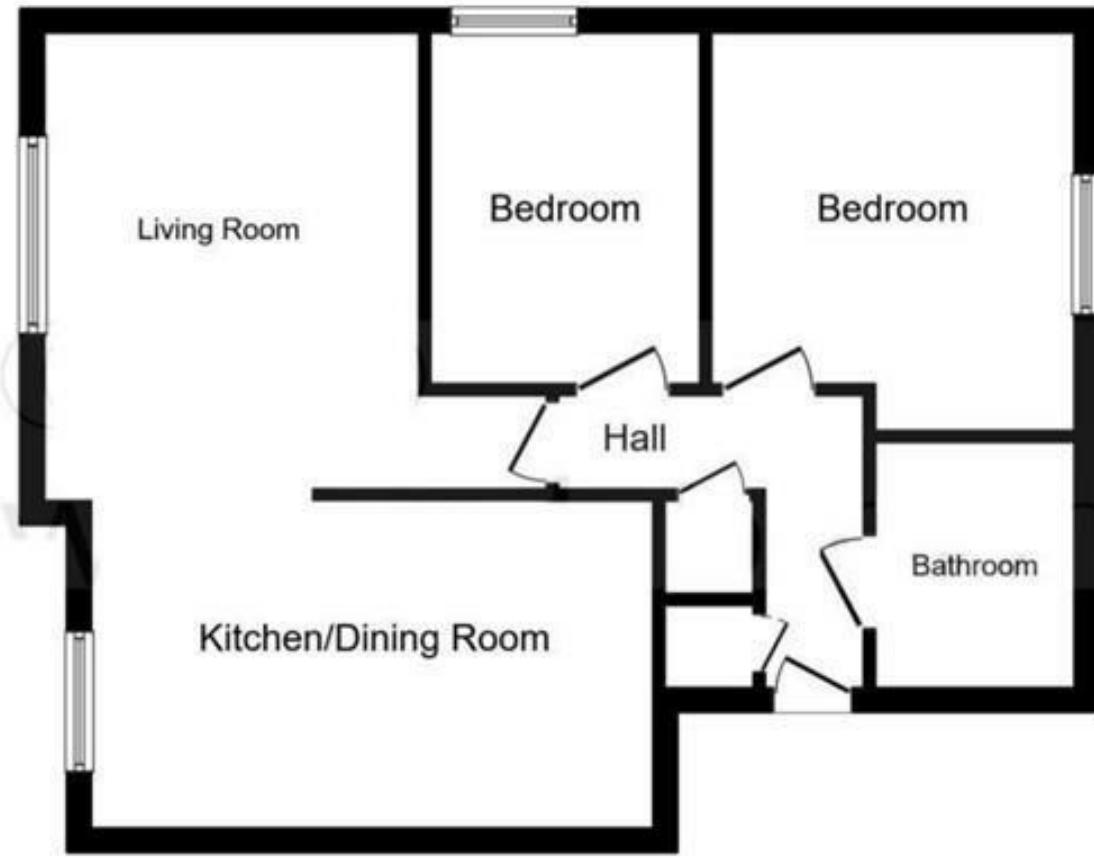
Viewing

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

What 3 Words

[///passion.hurls.picturing](http://passion.hurls.picturing)

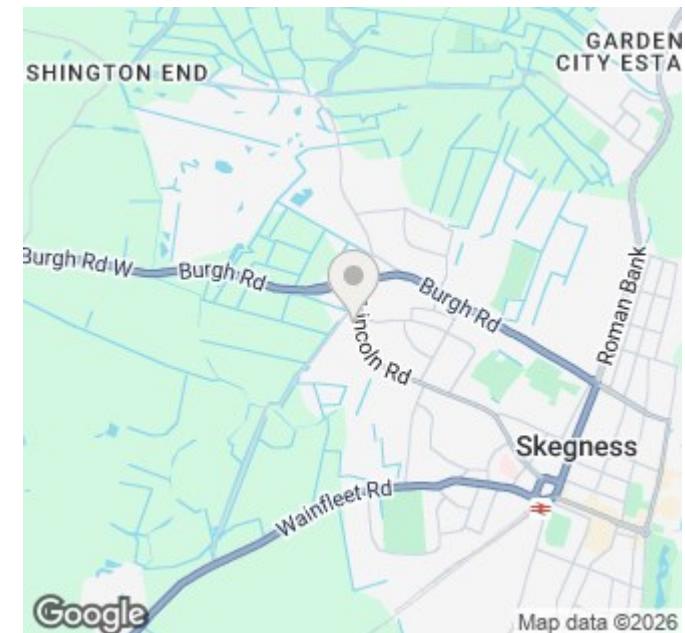




Floor Plan

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.

