



, Trafford Court, Flat 1, 10 St Andrews Dr

£595 PCM



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Willsons
— SINCE 1842 —

, Trafford Court, Flat 1,
10 St Andrews Dr, Skegness,
Lincolnshire, PE25 1DQ

"AGENT'S COMMENTS"

One bedroom ground floor flat located in the seaside town Skegness. This property consists of one double bedroom, a bathroom with an enclosed shower cubicle, a living room and a kitchen. Property benefits from 1 allocated private parking space and a shared small back garden/court yard. More photos coming soon.

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

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

How to apply

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.

Viewings

Viewings are arranged between the hours of 9am - 5pm Monday to Friday.

Holding deposit

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 totalling to £137.31, 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.

Deposit

This property requires a deposit of 5 weeks' rent - totalling £686.54.

The deposit will be held in a tenancy deposit protection scheme for the duration of the tenancy.

Accommodation

One bedroom ground floor flat located in the seaside town Skegness.

Entrance

14'1" x 5'10" (4.30 x 1.80)

Entrance door, electric storage heater, thermostat, intercom, 2x storage rooms

Kitchen

9'11" x 7'7" (3.03 x 2.32)

uPVC double glazed window with fitted blinds, Electric storage heater, Range of base and wall units, Tiled splash back, Sink with drainer and mixer tap, Water heater under sink, Space and plumbing for washing machine, Extractor fan, Smart meter, Smoke alarm, Energy efficient spot lights and under cabinet lights, Sockets and switches.

Bathroom

5'8" x 5'6" (1.75 x 1.68)

uPVC window with fitted blinds, Electric under floor heating, Close coupled toilet, Pedestal sink with mixer tap complete with panelled splashback, Shower cubicle with panelled splashback and glass sliding door, Electric shower, Towel rail, Extractor fan, Energy efficient spotlights, Shavers socket.

Bedroom

12'3" x 8'11" (3.74 x 2.74)

uPVC double glazed windows with fitted blinds, Electric storage heater, Built in cupboard with rail and shelf, TV point, Smoke alarm, Energy efficient spotlights, sockets and switches.

Lounge

12'11" x 10'6" (3.96 x 3.22)

uPVC double doors with fitted blinds leading out onto a balcony, Electric storage heater, TV point and phone line, Smoke alarm, Wall lights, Energy efficient spotlights, Sockets and switches.

Storage room

5'7" x 3'9" (1.72 x 1.15)

uPVC double glazed window, Electric wall heater, Electric fuse box, Fibre optic internet point, sockets and switches.

Shared garden/court yard

A communal garden/court yard shared with the 3 apartments.



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.

