



2, Manor Court,

£725 Per Calendar
Month



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Willsons
— SINCE 1842 —

2, Manor Court,
, Skegness,
Lincolnshire, PE25 1QB

"AGENT'S COMMENTS"

Three bedroom ground floor flat located in the seaside town Skegness. This property consists of tow double bedrooms, a single bedroom, a bathroom with a shower and bath, a spacious living room and a kitchen. Property has allocated parking space.

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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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 £167.30, 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 £836.53

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

Accommodation

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

Entrance Hall

3'8" x 6'0" (1.13 x 1.84)

Front door, Fuse box, Light, Switch.

Hallway

3'5" x 20'10" (1.05 x 6.36)

Radiators, Intercom, Lights, Sockets and switches.

Kitchen

6'0" x 9'3" (1.84 x 2.84)

Window with fitted blinds, Range of base and wall units, Sink, Plumbing from washing machine, Oven and hob, Extractor fan, Light, Sockets and switches.

Living room

9'4" 15'2" (2.85 x 4.63)

Window with fitted blinds and curtains, Radiators, Electric fireplace, Internet and aerial point, Lights, Sockets and switches.

Bathroom

3'0" x 3'2" (0.92 x 0.98)

Window, Heated towel rail, Electric shower with bath and tiled splashback, Toilet, Sink, Mirror, Extractor fan, Light.

Bedroom 1

8'3" x 4'2" (2.52 x 1.29)

Window with fitted blinds, curtain rail, Radiator, Light, Sockets and switches.

Bedroom 2

10'11" x 8'6" (3.33 x 2.60)

Window with fitted blinds and curtains, Radiator, Light, Sockets and switches.

Bedroom 3

6'0" x 7'5" (1.84 x 2.28)

Window with fitted blinds, Radiator, Light, Sockets and switches.

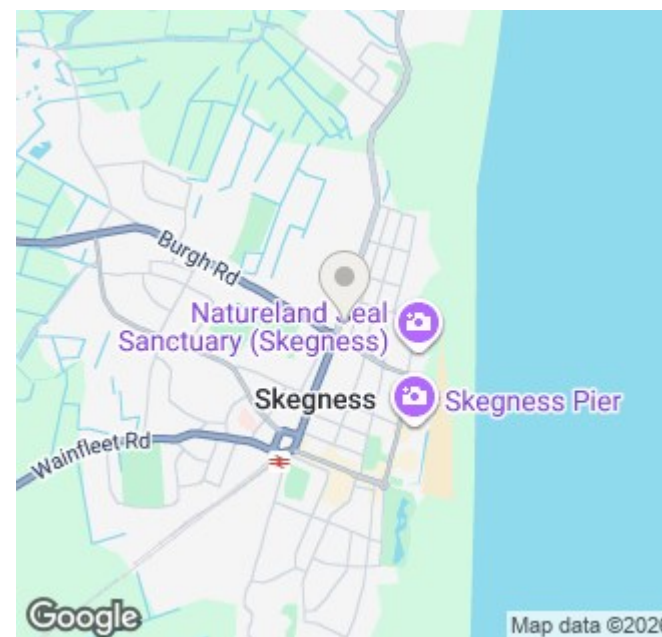
Services

Electric heating throughout, Mains water and Mains electric.



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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ALFORD 124 West Street 01507 621111

| SKEGNESS 16 Algha Road 01754 896100

| www.willsons-property.co.uk