Flat 8, 90 Drummond Road,

£625 PCM

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Willsons
SINCE 1842

# Flat 8, 90 Drummond Road, , Skegness, Lincolnshire, PE25 3EQ

## "AGENT'S COMMENTS"

*Freshly decorated two-bedroom First floor flat, UPVC Double Glazed Windows throughout, Electric Storage Heating, Situated close to town centre, Off road parking available. Water included in rent. Council Tax band A. EPC Rating D. Deposit £692.30.*
*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

*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**

## How to apply to view
If you would like to apply to view this property, please complete and return the application form that can be found on our Willsons website on the property listing. Please note that we cannot arrange any viewings without an application form.

## Viewing
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 £144.23, 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 £721.15

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

## Accommodation
Two bedroom ground floor flat located close to local amenities in the seaside town of Skegness. Access gained to the building through front door behind located behind block.

## Entrance
Front door, Window with fitted blinds, Wall mounted cupboard, Wall Hooks, Fuse box, Light, Switch.

## Kitchen
11'6" x 11'10" (3.53 x 3.62)
Window with fitted blind, Electric storage heater, Range of base and wall units, Stainless steel sink, Space and plumbing for washing machine, Extractor, Airing cupboard with water tank, Cupboard, Tv and internet port, Aerial port, Light, Sockets and switches.

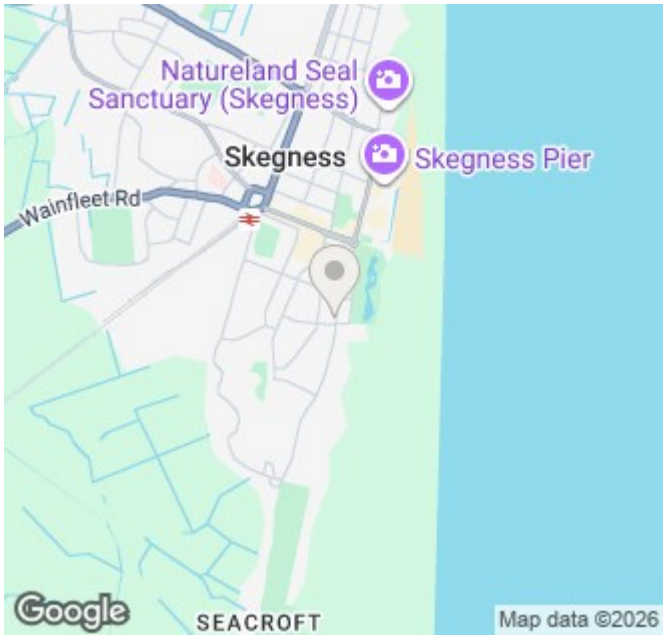
## Hallway
9'9" x 2'10" (2.99 x 0.87)
Access to loft, Switch, Light.

## Bathroom
3'8" x 9'9" (1.14 x 2.99)
Toilet, Pedestal sink, Bath and Electric shower, Towel rail, Extractor fan, Light, Light pull cord.

## Bedroom 1
7'11" x 14'7" (2.43 x 4.45)
Window with fitted blinds, Electric storage heater, Internet point, Aerial, Light, Sockets and switches.

## Bedroom 2
7'2" x 9'9" (2.19 x 2.99)
Window with fitted blinds, Electric storage heating, Tv aerial, Light fitting, Sockets and switches.

## Services
Electric heating throughout, Water mains, EPC D, Council Tax A.




**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.