



The Towers, Park Avenue, Skegness

Offers Over £90,000



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Willsons
SINCE 1842

The Towers, Park Avenue,
Skegness,
Lincolnshire, PE25 1BL

"AGENT'S COMMENTS"

Situated within 'The Towers', a popular small development of purpose built maisonettes. Having easy access to all the amenities of Skegness and only a short walk to the seafront. The property benefits from allocated parking, uPVC windows and door, gas fire central heating and 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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Front Of The Property

Approached from the block paved cul-de-sac and having pedestrian access via a slabbed footpath leading to the front door.

Entrance Hall

With carpeted flooring leading to the stairs and first flooring landing.

Landing

With carpeted flooring and having access to the loft space.

Lounge

15' x 13'8" (4.57m x 4.17m)

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

Kitchen

10'6" x 9'3" (3.20m x 2.82m)

With a range of base and wall units, tiled splashbacks, space for cooker, stainless steel sink and mixer taps, wall mounted Weismann gas fired combi boiler, vinyl flooring and window to the side of the property.

Bedroom One

11'6" x 11'5" (3.51m x 3.48m)

With carpeted flooring, built in wardrobe/cupboard and window to the front of the property.

Bedroom Two

11'7" x 11'5" (3.53m x 3.48m)

With carpeted flooring and window to side of the property.

Bathroom

8'4" x 8 (2.54m x 2.44m)

With bath having direct feed shower over, sink, WC, extractor fan, part tiled walls and vinyl flooring.

Communal Gardens

Predominately grassed areas with mature flower beds and boundaries of timber fencing.

Allocated Parking

The property benefits from a parking space within the block paved area adjacent to the building.

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: 9311-3004-0208-0642-4200

Services

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

Tenure & Possession

The lease for the property is 999 Years from 1st September 1984. The vendor has informed us there is no ground rent payable.

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.

Viewing

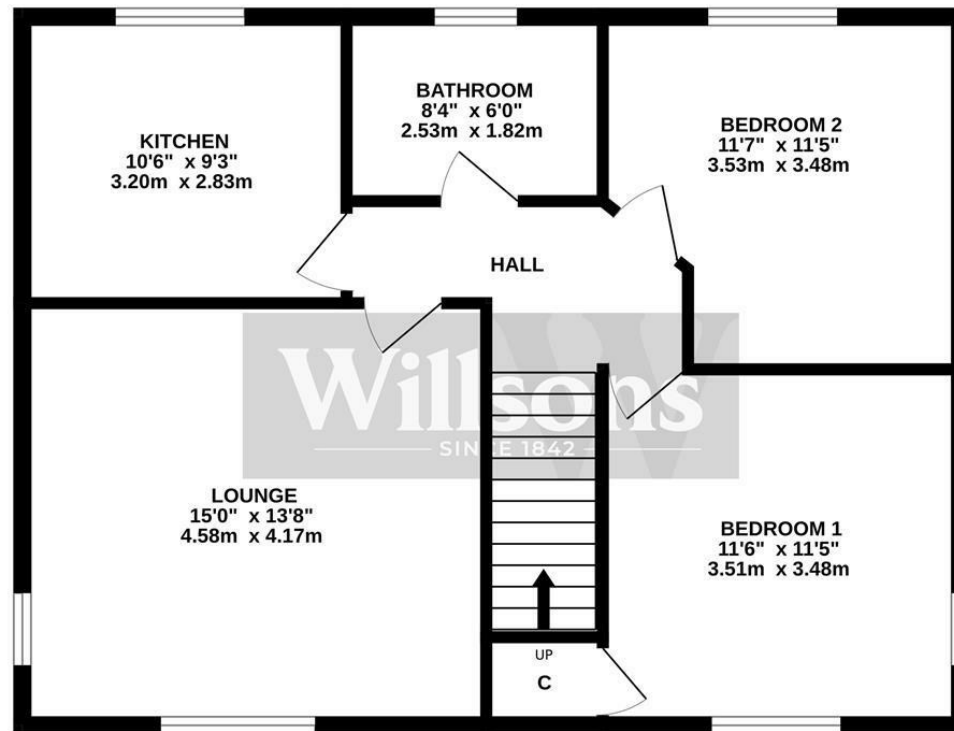
Viewing is strictly by appointment with the Skegness office at the address shown below.

What 3 Words

///jelly.treat.also



698 sq.ft. (64.8 sq.m.) approx.

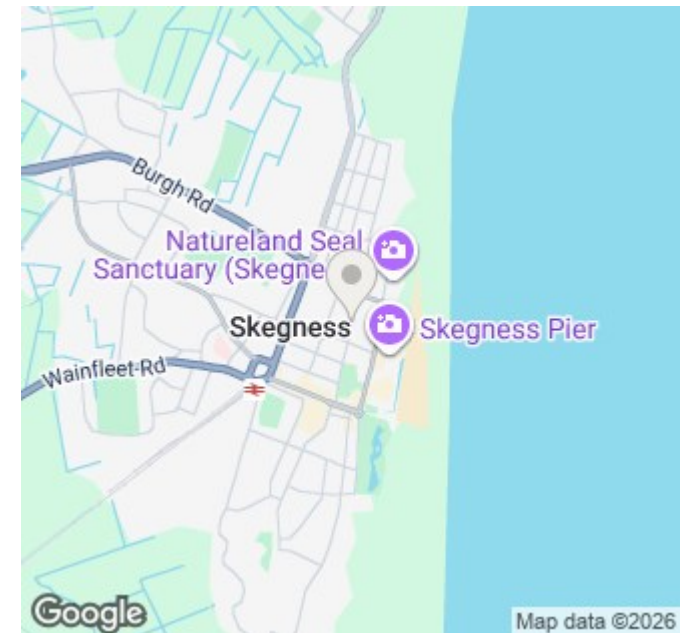


TOTAL FLOOR AREA : 698 sq.ft. (64.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FLOORPLAN Not to scale – For identification purposes only

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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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