



Willsons

Apartment 3, Trafford Court, St. Andrews Drive,

£640 PCM



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SINCE 1842

Apartment 3, Trafford Court, St.
Andrews Drive,
, Skegness,

"AGENT'S COMMENTS"

AVAILABLE SEPTEMBER 2026. Modern 1 bedroom ground floor apartment located within walking distance to Skegness town centre and local amenities. The apartment comprises of a bedroom with ensuite shower room and storage cupboard, lounge and kitchen and also benefits from UPVC double glazing and electric heating throughout. There is an off-road allocated parking space and a communal garden area with seating and clothes drying facilities. The property has an intercom system and autolocking main entrance for extra protection. Council Tax Band A. EPC Rating D.

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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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.

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 £147.69, 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 £738.46

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

Accommodation:

One bedroom ground floor flat located at the rear of the Trafford Court Apartments accessed via side path leading to shared communal entrance;

Kitchen

12'7" m x 5'10" (3.85 m x 1.79m)

New pictures pending UPVC double glazed windows with fitted blind, Dimplex electric heater, Fitted with a range of base and wall units, Worksurfaces with inset sink and drainer with mixer tap, Space for washing machine, Space for electric cooker, Overhead extractor fan, Fire alarm, Thermostat, Spotlight Lighting, Intercom entry phone.

Lounge

12'7" x 8'9" (3.86m x 2.68m)

New pictures pending UPVC double glazed window with fitted blinds, Dimplex electric heater, Spotlight lighting, Telephone point, TV point, Sockets and switches.

Bedroom

10'1" x 7'4" (3.09m x 2.26m)

UPVC double glazed window with fitted vertical blinds, Dimplex electric heater, Spotlight lighting, Smoke alarm, TV connection point, Sockets and Switches, Built in storage cupboard

Storage cupboard

3'1" x 4'8" (0.94 x 1.44)

Accessed via bedroom, Clothes rail, Shelving, Spotlight lighting, Thermostat.

En-Suite

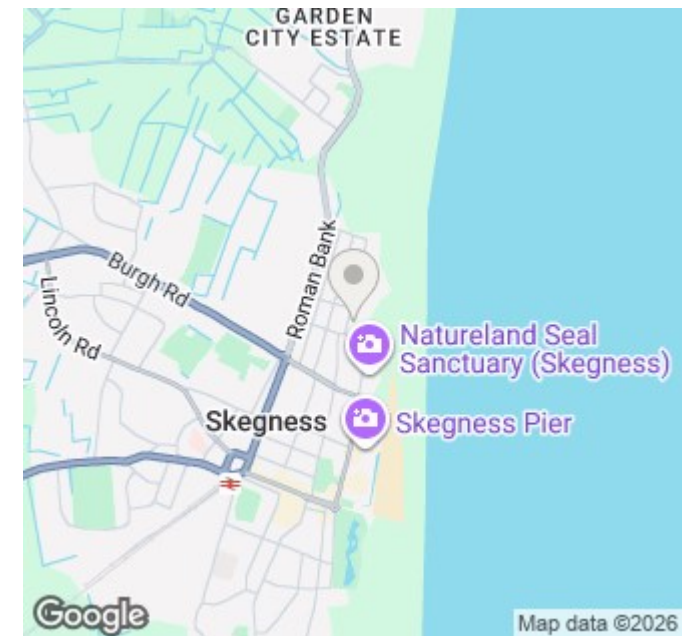
6'6" x 4'9" (1.99m x 1.45m)

UPVC double glazed window with fitted roller blind, Tiled floor with underfloor heating, Tiled shower cubicle with electric shower, Pedestal hand wash basin, Toilet, Electric shaving point, Spotlight lighting, Extractor fan, Vanity storage cupboard, Towel rail.

Exterior:

Communal garden area with seating and Rotary washing line to the rear and allocated parking at the front.





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.

