



### 3 bed apartment to buy in PE25

Cecil Avenue, Skegness, Lincolnshire, PE25  
2BX

**£60,000** Starting Bid

 x 3  x 2  x 1

Tenure

**Leasehold**

### Property features

- ✓ 112 Years Remaining
- ✓ 3 Bedrooms
- ✓ Ground Floor Flat
- ✓ CLOSE TO TOWN
- ✓ EPC Rating C

Off Street parking

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply.

A spacious 3 Bedroom ground floor flat close to the town centre. With Hallway, Lounge, Kitchen, En-Suite to master Bedroom, Bathroom and rear garden.

112 years remaining on Lease.

EPC Rating C.

### ACCOMMODATION

Entrance is at the front via a communal Entrance Porch with inner glazed door to the Communal Hall.

### HALLWAY

With radiator, under stairs cupboard.

### LOUNGE

4.73m x 3.75m

With walk in pvc bay window to the front elevation, radiator.

### KITCHEN

3.34m x 2.59m

With base and wall units, stainless steel sink unit, built in oven and grill, electric hob, extractor hood, plumbing for washing machine, pvc window to the side elevation.

#### BEDROOM 1

4.21m x 2.34m

With pvc window to the rear elevation, radiator.

#### BEDROOM 2

4.29m x 1.86m

With pvc window to the side elevation, radiator.

#### BEDROOM 3

3m x 2.44m

With pvc french doors, radiator, built in cupboard housing the gas central heating boiler.

#### EN-SUITE

With shower enclosure, W.C, hand basin, tiled walls.

#### BATHROOM

3.48m x 2.04m

With panelled bath with shower attachment over, pedestal hand basin, W.C, tiled walls extractor fan, heated towel radiator.

#### GARDEN

With a patio area and wooden gates leading onto the rear service road.

#### TENURE

Leasehold for a term of 125 years from 19th September 2012.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 112

Price: Starting Bid £60,000

Property Type: Apartment

Parking: Off Street

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

## Hallway

With radiator, understairs cupboard

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## Lounge

4.73m x 3.75m (15'6" x 12'3")

With walk in pvc bay window to the front elevation, radiator.

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## Kitchen

3.34m x 2.59m (10'11" x 8'5")

With base and wall units, stainless steel sink unit, built in oven and grill, electric hob, extractor hood, plumbing for washing machine, pvc window to the side elevation.

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## Bedroom 1

4.21m x 2.34m (13'9" x 7'8")

With pvc window to the rear elevation, radiator

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## Bedroom 2

4.29m x 1.86m (14'0" x 6'1")

With pvc window to the side elevation, radiator.

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## Bedroom 3

3.00m x 2.44m (9'10" x 8'0")

With pvc french doors, radiator, built in cupboard housing the gas central heating boiler.

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## En-suite

With shower enclosure, W.C, hand basin, tiled walls

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## Bathroom

3.48m x 2.04m (11'5" x 6'8")


With panelled bath with shower attachment over, pedestal hand basin, W.C, tiled walls extractor fan, heated towel radiator.

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## Garden

With a patio area and wooden gates leading onto the rear service road



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	

Cecil Avenue, Skegness, Lincolnshire, PE25 2BX

Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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