



Flat 4 Regal House, North Parade, Skegness

£525 PCM



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**Willsons**  
SINCE 1842



# Flat 4 Regal House, North Parade, , Skegness,

## "AGENT'S COMMENTS"

*Newly refurbished two Bedroom 1st floor flat, Brand new bathroom suite. Double Glazing, Gas Central Heating throughout, Sea front Location (Please note that this is not a front facing property), Close to town centre, Allocated Parking. Council Tax band A. EPC Rating D*

## LOCATION

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# Willsons

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### Viewing & Holding Deposit

If you wish to view any of our rental properties please fully complete the Willsons Application form online or at our offices (NO CHARGE) and return to the Skegness branch of Willsons, we will then contact you to arrange a viewing. (Failure to complete all sections may result in your application being delayed).

Viewings arranged convenient to yourselves between the hours of 9am - 5pm Monday to Friday, 9am - 12 noon Saturdays (or to suit tenant occupation).

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 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.

### Accommodation:

#### Entrance Hall

3'4" x 20'3" (1.03 x 6.19)

Light fitting, consumer unit, power point, storage cupboard with rail and shelving.

#### Lounge

16'9" x 10'9" (5.12 x 3.29)

Dual aspect double glazed windows, Central heating radiators. Electric fireplace. Sockets and Switches.

#### Bedroom 1

7'10" x 5'6" (2.41 x 1.68)

Double glazed side window, light fitting, power points. Central heating radiator.

#### Bedroom 2

8'3" x 9'2" (2.52 x 2.80)

Double glazed rear window, light fitting, power points and Central heating radiators

#### Bathroom

7'11" x 5'6" (2.41 x 1.68)

Double glazed side window, Fully tiled, 3 piece suite that includes toilet, facet and Electric shower, wall heater, extractor fan.

#### Kitchen

6'10" x 8'2" (2.10 x 2.49)

Double glazed side window, light fitting, partly tiled, wall/base unit, stainless sink & drainer, plumbing for washer, wall mounted gas heater, pantry.

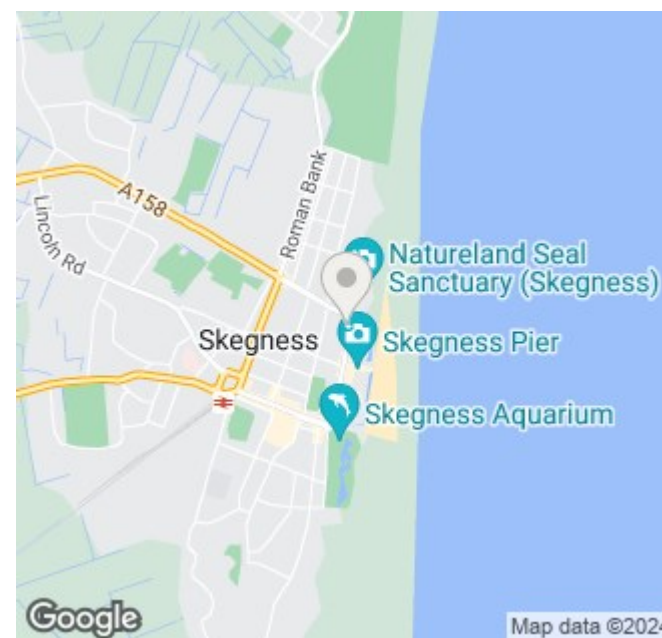
#### Exterior:

Allocated parking to rear



## 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.

