



17, Samuel John Way,
£700 Per Month



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Willsons
— SINCE 1842 —

17, Samuel John Way,
, Skegness,
Lincolnshire, PE25 2JZ

"AGENT'S COMMENTS"

Two-bedroom second floor flat, located in the seaside town of Skegness and close to local amenities. This spacious property consists of an open plan kitchen/diner and lounge, two double bedrooms, bathroom with bath and shower and a storage cupboard with hooks and shelving. Property benefits from UPVC double glazing and electric heated radiators throughout. There are two designated spaces for off road parking. Council tax band A, EPC rating D, Deposit £807.69

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>

Viewings and 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 are arranged between the hours of 9am - 5pm Monday to Friday.

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

Spacious two bedroom, second floor flat with two off road allocated parking spaces, located in the seaside town of Skegness and close to local amenities.

Kitchen / Diner

8'7" x 18'7" (2.63 x 5.68)

UPVC double glazed window, electric heated radiator, range of wall and base units, electric oven and 4 ring electric hob with overhead extractor fan, stainless steel double sink and drainer, space for washing machine and under counter fridge, sockets and switches.

Lounge

12'2" x 10'5" (3.73 x 3.18)

Open plan with kitchen/diner, UPVC double doors with Juliet balcony, electric heated radiator, thermostat, TV connection point, internet connection point, sockets and switches.

Bedroom 1

9'9" x 9'7" (2.99 x 2.98)

UPVC double glazed window, electric heated radiator, sockets and switches.

Bedroom 2

9'10" x 11'6" (3.02 x 3.52)

UPVC double glazed window, electric heated radiator, sockets and switches.

Bathroom

5'6" x 7'5" (1.68 x 2.28)

UPVC double glazed window, electric heated towel rail, electric fan heater, panelled bath with overhead electric shower, extractor fan, toilet, pedestal sink, electric shaver point, vanity storage cupboard, coat hooks.

Hallway

3'4" x 12'10" (1.04 x 3.93)

Electric heated radiator, internet connection point, intercom system, sockets and switches, storage cupboard housing water tank, electric fuse box, shelving and hooks.





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.

