



Willsons  
SINCE 1842

Flat 2, 15, Rutland Road, Skegness

£495 PCM



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Flat 2, 15, Rutland Road,  
, Skegness,  
Lincolnshire, PE25 2AZ

### "AGENT'S COMMENTS"

*Newly refurbished one bedroom second floor flat located in walking distance to Skegness town and amenities. This property has been fully redecorated and has a new kitchen and bathroom suite as well as new flooring throughout. Property benefits from double glazing and electric heating throughout. Water rates included in rent. There is a parking space available in the evenings & on weekends. EPC Rating C. Council Tax band A. Deposit £571.15*

### LOCATION

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— SINCE 1842 —

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<https://www.willsons-property.co.uk>

### 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

Access via Iron Stairs, leading to shared front door and private door to flat.

### Kitchen

13'11" x 9'1" (4.26 x 2.77)

UPVC double glazed window to side and wooden hatch-style window facing rear, range of wall and base units with worksurfaces, stainless steel sink and drainer, plumbing and space for washing machine, electric oven and 4 ring hob with extractor fan overhead, electric storage heater, sockets and switches, coat hooks on door.

### Bedroom

16'4" x 7'10" (5.00 x 2.40)

UPVC double glazed window with fitted blind and curtain rail, electric storage heater, fire alarm, sockets and switches, coat hooks on door.

### Lounge

9'8" x 15'3" (2.97 x 4.65)

UPVC double glazed windows and Hatch-style window, electric storage heater, shelving, sockets and switches, light fitting, TV point, telephone point.

### Bathroom

9'11" x 6'4" (3.02 x 1.93)

UPVC double glazed window, panelled bath with overhead electric shower and glass shower screen, toilet, pedestal sink, mirror, towel holder, storage cupboard housing water cylinder and shelving, towel rail radiator.

### Hall and landing

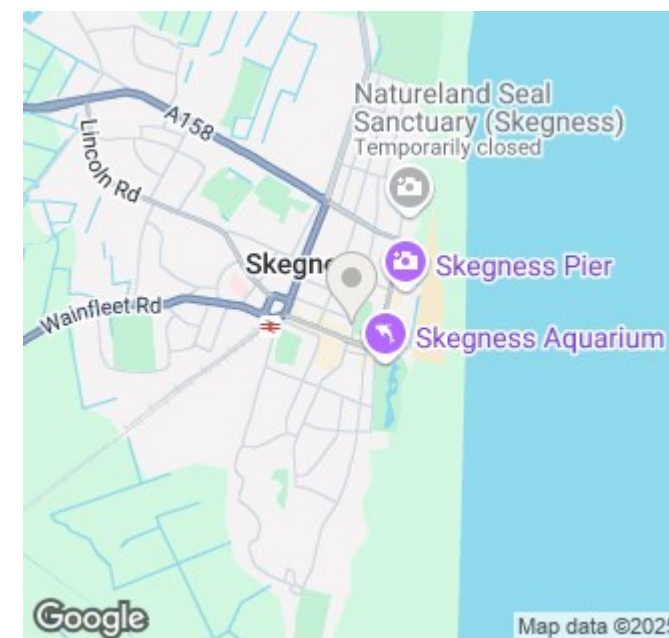
Stairs leading to entrance, loft access, sockets and switches, fire alarm, smoke alarm.





## 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.

