



1 Sunnycroft Flats, Walls Lane,

£520



Willsons
— SINCE 1842 —

1 Sunnycroft Flats, Walls Lane,
, Ingoldmells,
Lincolnshire, PE25 1JE

"AGENT'S COMMENTS"

One bedroom ground floor flat located in the seaside town Ingoldmells. This property consists of one double bedroom, a bathroom with an enclosed shower cubicle, a large living room and a kitchen with integrated appliances. Property benefits from UPVC double glazing throughout. Private off road parking available. Council tax band A. EPC rating C. Deposit £600.00.

If you would like to apply for this property, please complete and return the application form that can be found on our Willsons website under the Tenant Information tab. Please note that we cannot arrange any viewings without an application form.

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16 Alghitha Road, Skegness, Lincolnshire, PE25 2AG
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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 through UPVC front door, leading to;

Entrance

7'6" x 3'3" (2.31 x 1.00)

UPVC front door with fitted curtain and rail, gas central heated radiator, switches

Kitchen

6'10" x 9'3" (2.10 x 2.83)

Double UPVC double glazed window, gas central heated radiator, range of base units, stainless steel sink with mixer tap and drainer, integrated gas oven and four ring hob, overhead extractor fan, tiled splashbacks along work surfaces, space and plumbing for washing machine, light fitting, sockets and switches

Living room

10'0" x 10'11" (3.07 x 3.35)

Double UPVC double glazed window with fitted curtain and rail, gas central heated radiator, built in cupboard with meters, aerial port, coat hooks, light fitting, sockets and switches

Bedroom

10'10" x 10'4" (3.32 x 3.15)

UPVC double glazed windows with netted curtains, gas central heated radiator, aerial, internet point, light fitting, sockets and switches

Bathroom

5'11" x 2'8" (1.82 x 0.82)

UPVC double glazed window, gas central heated radiator, semi recessed basin, coupled toilet, shower cubicle, extractor fan, light fitting



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.



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