



1 Badley Court, Ashby Road,

£595 Per Calendar  
Month



**Willsons**  
— SINCE 1842 —



1 Badley Court, Ashby Road,  
, Spilsby,  
Lincolnshire, PE23 5DH

### "AGENT'S COMMENTS"

*Two bedroom ground floor flat located within walking distance of local amenities in the peaceful market town of Spilsby, Lincolnshire. Property consists of two double bedrooms, a bathroom, kitchen, and a large living area. uPVC double glazing throughout and gas central heating.*

### LOCATION

*Spilsby is a market town situated in the Lincolnshire Wolds approximately 12 miles from the coastal resort of Skegness, approximately 17 miles north of the port town of Boston and 32 miles east of the city of Lincoln. The town has primary and secondary schools, a range of local shops including bakers, greengrocers & newsagents, supermarkets, doctor's surgery, dentists and a range of pubs and restaurants. It is on the Skegness to Lincoln and Mablethorpe to Boston bus routes and holds a weekly market on a Monday. There are a number of club and societies for all ages*



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16 Alghitha Road, Skegness, Lincolnshire, PE25 2AG  
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<https://www.willsons-property.co.uk>



### How to apply

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.

### Viewings

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

### Holding deposit

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, totalling £137.30 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.

### Deposit

This property requires a deposit of 5 weeks' rent - totalling £686.53

The deposit will be held in a tenancy deposit protection scheme for the duration of the tenancy.

### Accommodation

Two bedroom ground floor flat located within walking distance of local amenities in the peaceful market town of Spilsby, Lincolnshire. Property consists of two double bedrooms, a bathroom, kitchen, and a large living area. uPVC double glazing throughout and gas central heating.

### Entrance

16'1" x 2'10" (4.91 x 0.88)

Front door, Radiator, Fuse Box, Light, Sockets and switches

### Living room

11'7" x 13'9" (3.55 x 4.21)

Windows with fitted curtains, Radiator, Thermostat, Aerial and Internet point, Light, Sockets and switches

### Kitchen

7'11" x 8'5" (2.42 x 2.58)

Window, Radiator, Boiler, Range of wall and base units, Sink, Oven, Hob, Overhead extractor fan, Light, Sockets and switches

### Bathroom

3'4" x 7'0" (1.04 x 2.14)

Window, Radiator, Sink, Toilet, Shower cubicle, Mirror, Extractor fan, Light, Shaver Point

### Bedroom

8'4" x 11'3" (2.55 x 3.45)

Window with fitted curtains, Radiator, Aerial point, Light, Sockets and switches

### Bedroom 2

5'5" x 11'2" (1.66 x 3.42)

Window with fitted curtains, Radiator, Light, Sockets and switches

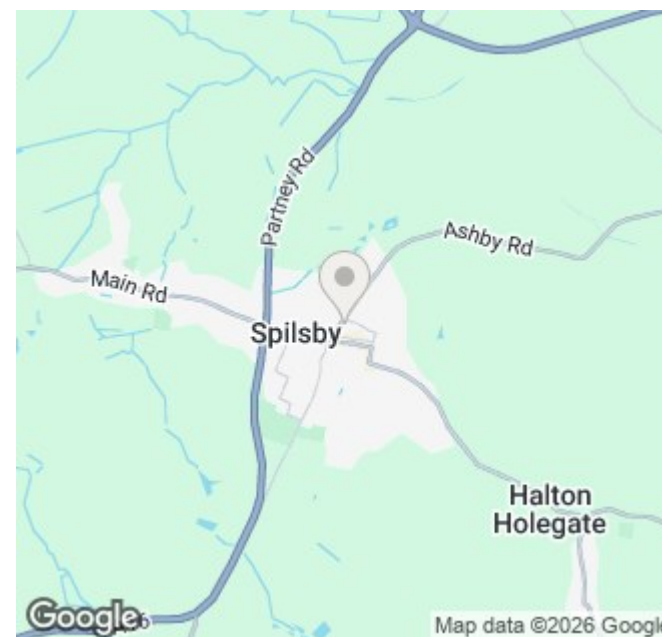
### Services

Gas central heating throughout, Mains electric



## 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.

