

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 73 | 79 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales EU Directive 2002/91/EC | | |

Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents
01653 916600 | Website: www.willowgreenestateagents.co.uk

Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

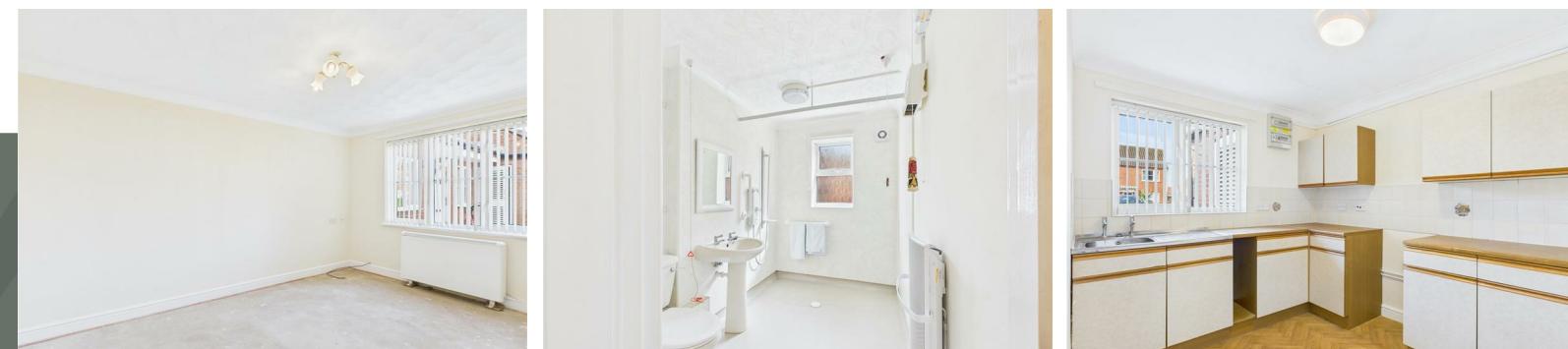
Company Registration Number: 6364398
England and Wales VAT Reg. No 934616515



1 Bed Ground Floor, Sutton Court, Skegness, PE25 2BH Guide price £82,000

A ONE BEDROOM RETIREMENT APARTMENT SITUATED ON THE GROUND FLOOR Sutton Court was constructed by Mason Construction and comprises 57 properties arranged over 2 floors in a delightful courtyard setting. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appollo call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 55.

There is also a residents' lounge, guest suite and communal laundry facilities.



LOCATION

Skegness is a charming coastal town located on the Lincolnshire coast, renowned for its beautiful beaches, lively seafront, and family-friendly atmosphere. Offering a delightful mix of traditional seaside attractions and modern conveniences, Skegness is perfect for those seeking a peaceful retreat by the sea with plenty of things to see and do. The town boasts a wide range of amenities, including shops, restaurants, and cafes, as well as a variety of recreational activities such as amusement arcades, water sports, and scenic coastal walks. With its strong community spirit, excellent transport links, and the refreshing sea breeze, Skegness offers the ideal location for a relaxing coastal lifestyle.

SHOWER ROOM

HALLWAY

13'11" x 2'9" (4.26 x 0.85)

Light switch, ceiling light point and stairway leading to upstairs hallway with light and storage heater. Emergency intercom.



KITCHEN

10'6" x 7'10" (3.21 x 2.4)

Tiled and fitted with stainless steel sink unit, wall and floor cupboards with work tops. Space for electric cooker, washing machine and fridge. Power points.



SITTING ROOM

14'2" x 9'9" (4.32 x 2.98)

Aerial Point, Storage heater, power points.



BEDROOM

8'9" x 13'0" (2.67 x 3.98)

Aspect over court. Built in wardrobe with hanging rail and shelf over. Storage heater, power points.

COUNCIL TAX BAND A

EPC RATING C



WG

Approximate total area⁽¹⁾
37.38 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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