

2 The Towers Park Avenue,  
SKEGNESS

**£95,000**

SINCE 1842  
**Willsons**

PROPERTY PROFESSIONALS



- Modern 2 bedroom first floor flat
- Breakfast Kitchen, Lounge
- Bathroom
- UPVC double glazed windows
- Gas fired heating
- Designated Parking Space
- No Onward Chain
- Convenient for amenities and town centre
- EPC rating: C

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## 2 The Towers Park Avenue , Skegness Lincolnshire, PE25 1BL

### "AGENT COMMENT"

*A modern spacious 2 bedroom first floor flat with Breakfast Kitchen, Lounge, and Bathroom. Gas fired heating, UPVC double glazed windows. Parking space. Convenient for town centre, amenities and the beach. No chain.*

### "ABOUT THE AREA"

Lincolnshire's most famous seaside resort and home to the Jolly Fisherman, Skegness has one of the region's most popular beaches and everything you would expect from a modern seaside destination. There are many leisure facilities to be enjoyed by all the family including swimming pools, cinema, theatre, amusement arcades, fun fair, crazy golf, sea life centre, seal sanctuary and golf courses.

Skegness has a wide range of shops both national and local independents, several supermarkets, pubs and restaurants as well as takeaways. There are primary and secondary schools including a grammar school and colleges. Bus services run along the coast and also to Boston approx. 22 miles south west and to Lincoln approx. 43 miles west.

#### **Accommodation**

Access is gained through a part glazed door into:

#### **Entrance Hall**

With stairs to the first floor.

#### **Landing**

With radiator, wall mounted heating controls, built in cupboard, UPVC double glazed side window, access hatch to the loft being part boarded with light and ladder.

#### **Lounge**

15'8" x 11'1" (4.78 x 3.38 (4.769 x 3.384))

With mock fireplace with marble effect back and wood surround, television aerial point, telephone point, radiator, UPVC double glazed window to the front.

#### **Kitchen**

10'5" x 7'9" (3.18 x 2.36 (3.167 x 2.354))

With range of wall and base units incorporating drawers, return worksurface with stainless steel single drainer sink with mixer tap, electric oven, ceramic hob with cooker hood over, plumbing and recess for washing machine, wall mounted Vitodens 100 gas fired combi boiler, part tiled walls, thermostat controlled radiator, UPVC double glazed window to the front.

#### **Bathroom**

6'5" x 6'4" (1.96 x 1.93 (1.947 x 1.920))

With suite comprising of panelled bath with direct shower over, pedestal hand basin, W.C., radiator, extractor fan, tiled walls, UPVC double glazed window to the side.

#### **Bedroom 1**

14'0" x 9'11" (4.27 x 3.02 (4.275 x 3.013))

With television aerial point, thermostat controlled radiator and UPVC double glazed window to the rear.

#### **Bedroom 2**

9'8" x 8'4" (2.95 x 2.54 (2.957 x 2.543))

With television aerial point, telephone point, thermostat controlled radiator, built in cupboard and UPVC double glazed window to the rear.

#### **Exterior**

The property has a designated parking space.



### **Tenure and Possession**

The property is Leasehold on a 999 years lease starting on 1/9/1984. The property is sold with vacant possession upon completion.

### **Services**

We understand that mains electricity, gas, water and drainage are connected to the property.

### **Local Authority**

Council Tax Band 'A' payable to Local Authority: East Lindsey District Council, Tedder Hall, Manby Park, Louth, Lincs, LN11 8UP. Tel: 01507 601111.

### **Energy Performance Certificate**

The property has an energy rating of C. The full report is available from the agents or by visiting [www.epcregister.com](http://www.epcregister.com) Reference Number: 8830-2420-0009-0325-0206.

### **Directions**

To find the property from our office head east along Alghitha Road, turn left at the junction onto Lumley Avenue and go straight over at the roundabout with St Matthews Church. Turn right onto Castleton Boulevard and that the first left into Park Avenue where The Towers can be found on the right hand side. No 2 is the rear of the first block on the left.

### **Viewing**

Viewing is strictly by appointment with the Skegness office at the address shown below.

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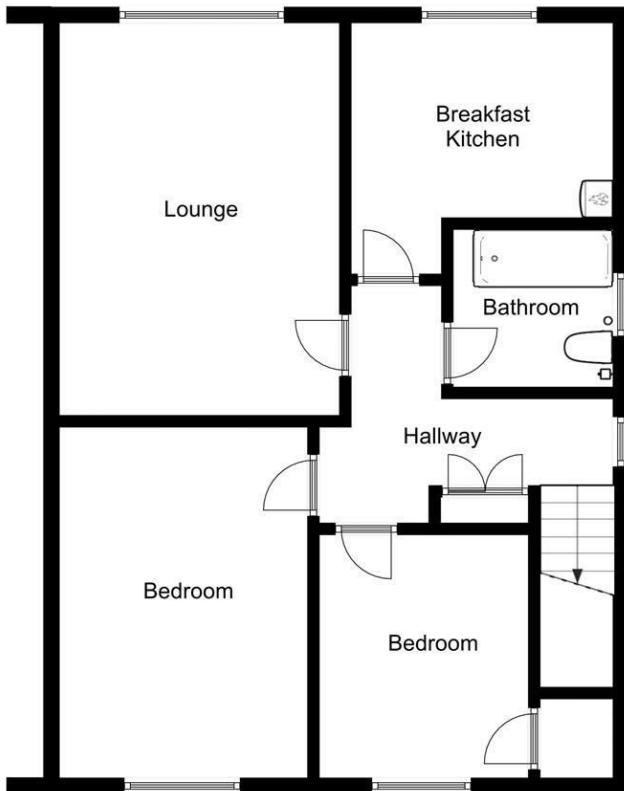
For Enquiry or Viewing please contact our  
**Skegness Office**

**01754 896100**

## 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.

2 The Towers  
Park Avenue  
Skegness PE25 1BL



Floor plan produced by  
Assess Energy Solutions UK  
[www.assessenergysolutions.uk](http://www.assessenergysolutions.uk)  
Should not be used for planning or building work



**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.

