



Flat 4a 47 Rutland Road, Skegness PE25 2AX

£550



Newly refurbished, very nice self contained studio available to reserve at a rent of £550 pcm and a bond of £450 (water bills included in rent).

Includes new kitchen with cooker/hob/extractor and built in wardrobe with en-suite shower room and laminate flooring throughout.

Flat is in a GREAT LOCATION and is 2 min walk to the town center and sea front.

## Lounge Kitchen

Open plan lounge kitchen, laminate flooring, new wall and base units integrated oven. large window, single panel radiator, stainless steel sink with tap, space for washing machine and fridge freezer (not included).

## Bedroom

Laminate flooring, neutral decor, single panel radiator.

## Shower Room

Vinyl flooring, shower unit, low flush wc, heated towel radiator, basin with tap.

## Disclaimer

- MOVE IN COST - First months rent £550

BOND £450

Council Tax Band A

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

(1) MONEY LAUNDERING REGULATIONS –

prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.

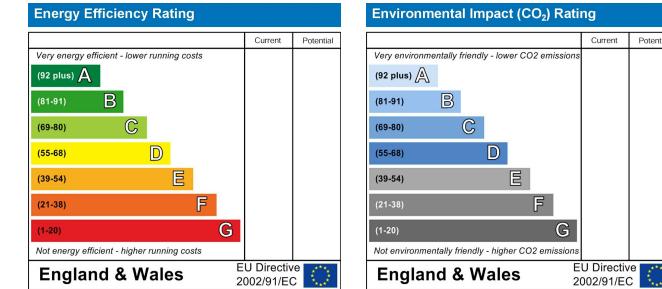
(2) These particulars do not constitute part or all of an offer or contract.

(3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.

(4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.

(5) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.

(6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.



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