



Flat 1, 10 Lumley Avenue, Skegness PE25 2AP

£600



LAST APARTMENT AVAILABLE - SECURE YOURS NOW

IPS Estates are pleased to offer this fully refurbished one bedroom ground floor apartment, within walking distance to the seafront and all local attractions.

The property briefly comprises of an open plan lounge kitchen, double bedroom with built in wardrobe, and shower room.

Neutrally decorated throughout with electric heating.

Off road parking.

### Lounge Kitchen

Open plan lounge kitchen, new wall and base units integrated oven. large window, electric heating, stainless steel sink with tap.

### Shower Room

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

### Bedroom

Laminate flooring, upvc window, neutral decor, electric heater.

### Disclaimer

MOVE IN COST - First months rent £600  
BOND £600  
Council Tax Band A  
AST first 6 months after rolling contract.

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.

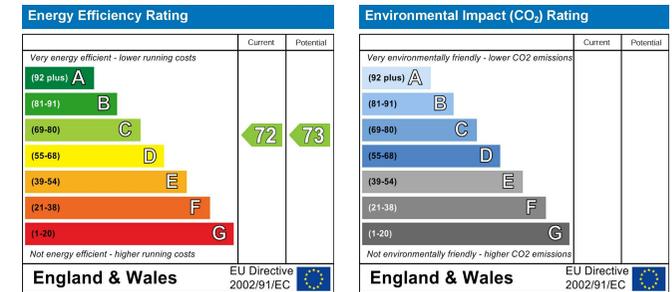
(2) These particulars do not constitute part or all of an offer or contract.

(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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