

## 26 Sutton Court

Dorothy Crescent, Skegness, Lincolnshire, PE25 2BH



**PRICE: £125,000**

**Lease: 999 years from 1989**

### Property Description:

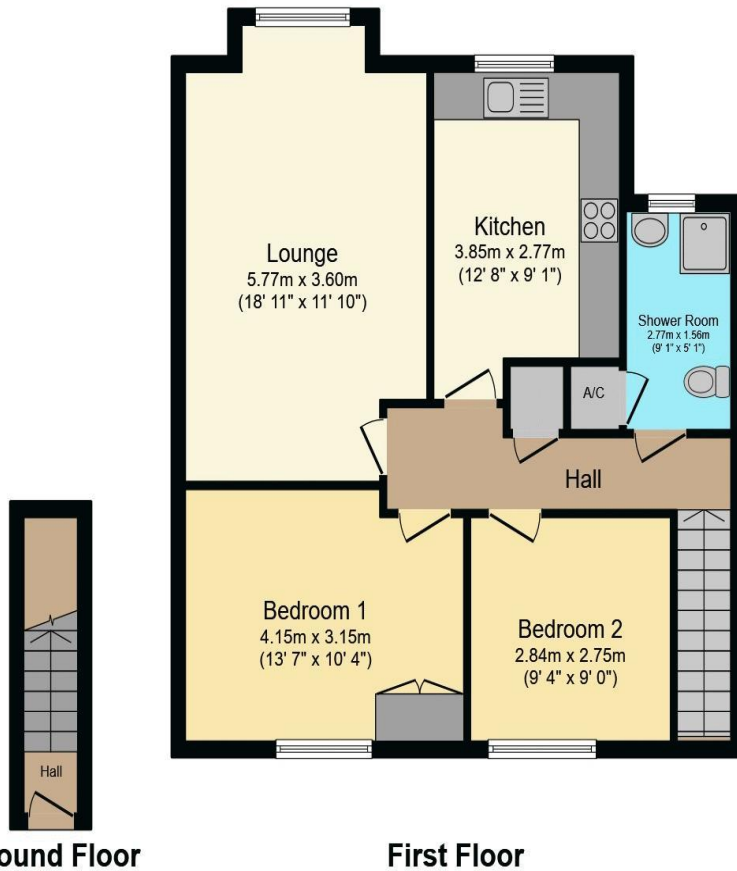
#### **A TWO BEDROOM RETIREMENT APARTMENT SITUATED ON THE SECOND FLOOR**

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 Appello 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. Please speak to our Property Consultant if you require information regarding "Event Fees" that we may apply to this property.

- Residents' lounge
- Development Manager
- 24 hour emergency Appello call system
- Minimum Age 55
- 2 Guest Suite
- Communal Laundry facilities
- Lease: 999 years from 1989



**For more details or to make an appointment to view, please contact  
Mr Jordan Joice**



Ground Floor

First Floor

Total floor area 70.2 sq.m. (755 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	54	59
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**For Financial Year Ending:**

**31/03/2025**

**Annual Ground Rent:**

**£162.34**

**Ground Rent Period Review:**

**2034**

**Annual Service Charge:**

**£2,180.86**

**Council Tax Band:**

**A**

**Event Fees:**

**1.00 Transfer  
0.00 Contingency**

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR  
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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.