

Swallows Court, Pool Close, Spalding, PE11 1GZ.



Lounge



Kitchen



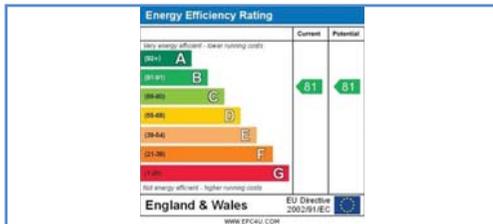
Bedroom



Communal Lounge



Communal Gardens



Energy Performance Certificate

Draft details only may be subject to amendment
 None of the statements/measurements in these particulars should be relied on as representations of fact.
 Any applications/services mentioned should not be taken as a guarantee that they are in working order.

Registered in England and Wales company No. 012745964 Registered Office: 8 Francis Street, Spalding, Lincolnshire PE11 1AT

Harrison Rose

Estate Agents Ltd

FOR SALE



Ground Floor one bedroom apartment located in Spalding.
 Swallows Court, Pool Close, Spalding, PE11 1GZ.

- GROUND FLOOR FLAT
- OVER 60'S RETIREMENT APARTMENT
- ONE BEDROOM
- COMMUNAL GARDENS
- CLOSE TO TOWN CENTRE

£79,995



T 01733 202525 | spalding@harrisonroseproperty.com | F:01733 202962

Ref: S070

www.harrisonroseproperty.com

Registered in England and Wales company No. 012745964 Registered Office: 8 Francis Street, Spalding, Lincolnshire PE11 1AT

Ground Floor

Communal Entrance Door:

Front entrance door with intercom system, door leading to communal lounge and kitchen area, door to:

Inner Communal Hallway

Door to:

Hall

Entrance door, coving to ceiling, smoke alarm, telephone point, ceiling light, electric heating timer control, door entry system, access to lifeline, built-in storage cupboard with access to hot water tank, fuse board and electricity meter, doors to:

Lounge 5.85m (19'2") x 3.35m (11') max

Fitted with a feature electric fireplace, Dimplex electric heater, TV and telephone point, Coving to ceiling, private door access to the flat allowing for access to communal gardens, door to:

Kitchen 2.60m (8'6") x 1.71m (5'7")

Fitted with a matching range of base and eye level units with worktop space over, sink with mixer tap, built-in electric oven, four ring hob and extractor hood over, built-in freezer, space for fridge, uPVC double glazed window to rear.

Bedroom 1 4.72m (15'4")max x 2.65m (8'8")

UPVC double glazed window to rear and side, TV point, coving to ceiling, electric heater, built-in wardrobe.

Shower Room

Fitted with a three piece suite comprising a shower enclosure, comfort height WC and pedestal wash hand basin.

Outside

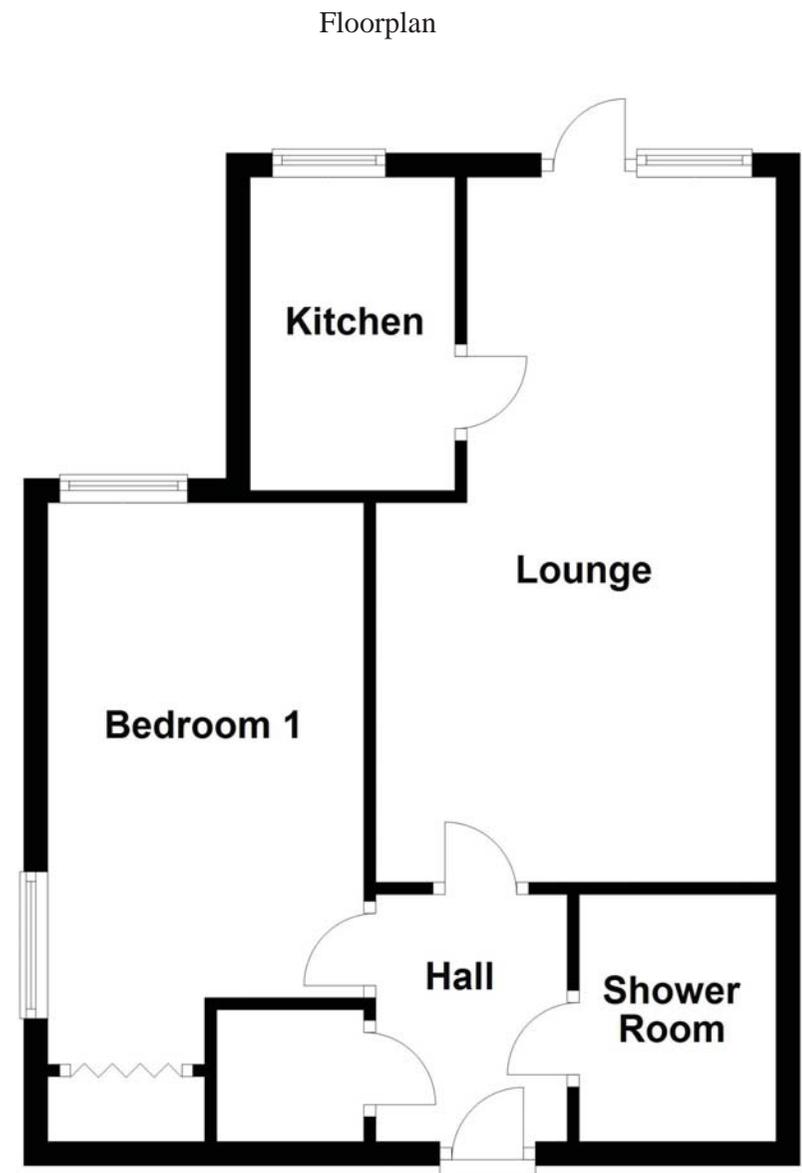
The property benefits from communal garden and parking, mainly laid to lawn with a mixture of shrubs, bushes and mature trees, with access to communal seating.

Service Charge: £2,562 per annum (Building insurance, water/ drainage rates, window cleaning, gardening and maintenance of the grounds etc. are included). - subject to annual review

Ground Rent: £414 per annum - subject to annual review

Draft details only may be subject to amendment
None of the statements/measurements in these particulars should be relied on as representations of fact.
Any applications/services mentioned should not be taken as a guarantee that they are in working order.

- Call today to arrange your free valuation -



- To arrange a viewing, please call us 01733 202525 -