

Spacious Second Floor Apartment with Lift Access and Riverside Views For Sale with Vacant Possession

5 White House Chambers | 61 Albion Street | Spalding | Lincolnshire | PE11 2AU



3 Double Bedroomed Apartment in a Beautifully Converted Grade II Listed Warehouse with Open Plan Kitchen Living Area, Parking and Communal Gardens

For Sale Leasehold with Vacant Possession
£195,000 Subject to Contract, No Onward Chain

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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Location...

The historic market town of Spalding is located on the South Lincolnshire Fens approximately 110 miles to the north of London, 45 miles to the east of Nottingham, 15 miles to the south-west of Boston, 40 miles to the west of King's Lynn.

The town is served by a rail link to Peterborough connecting with the mainline to London and is known for the annual Spalding Flower Parade, the town having a strong retail offering with well-regarded schools and a population of around 35,000 residents.

Albion Street is located close to the town centre, the property being located on the junction with Chambers Court, a residential cul de sac.

A vehicular access to the property is through the parking area at the rear where there are allocated spaces and a communal garden.

Description...

A shared doorway with intercom system, stairwell and lift gains access to the second-floor apartment. The apartment has been modernised with gas fired central heating.

Entrance Hallway

Having a gas fired central heating radiator, fitted bookshelves, radiator covers.

Walk-in storage cupboard.

Kitchen/Living Area.....6.2m ave x 6.1m

Having a range of matching modern fitted units with complementing tiled splashbacks, stainless steel extractor, integrated fridge and space for cooker and dishwasher. The units extending round into a breakfast bar with round edged marble effect worktops over and tiled floor.

The kitchen extends into the carpeted Living Area having real flame effect gas fire in stone effect hearth, fitted furniture with split level cupboards and recess display shelving.

Main Bedroom.....5.4m x 4.3m

Having dressing area with built in wardrobes, central heating radiator and dual aspect views.

En-Suite

Having walk-in shower cubicle with dual head mains chrome shower fitting, low level WC, sink with mixer taps in 2 drawer unit with mirror over and radiator with chrome towel rail.

Bedroom 2.....5m x 2.8m

Bedroom 3.....2.9m x 2.6m

Family Bathroom

Having shower over bath with screen and tiled splashbacks, pedestal hand basin, low level WC and extractor.

Outside...

To the rear of the property is allocated parking with additional visitor bay. There is a small communal garden.



Tenure...

The property is sold with the benefit of the remains of a long lease hold dated 7th November 2005 for 125 years at a peppercorn ground rent.

Outgoings...

The apartment is rated at Council Tax Band C.

EPC...

The property has an Energy Performance Asset Rating C74, full details are available on request.

Viewing...

All viewings are to be made by appointment through the agent.

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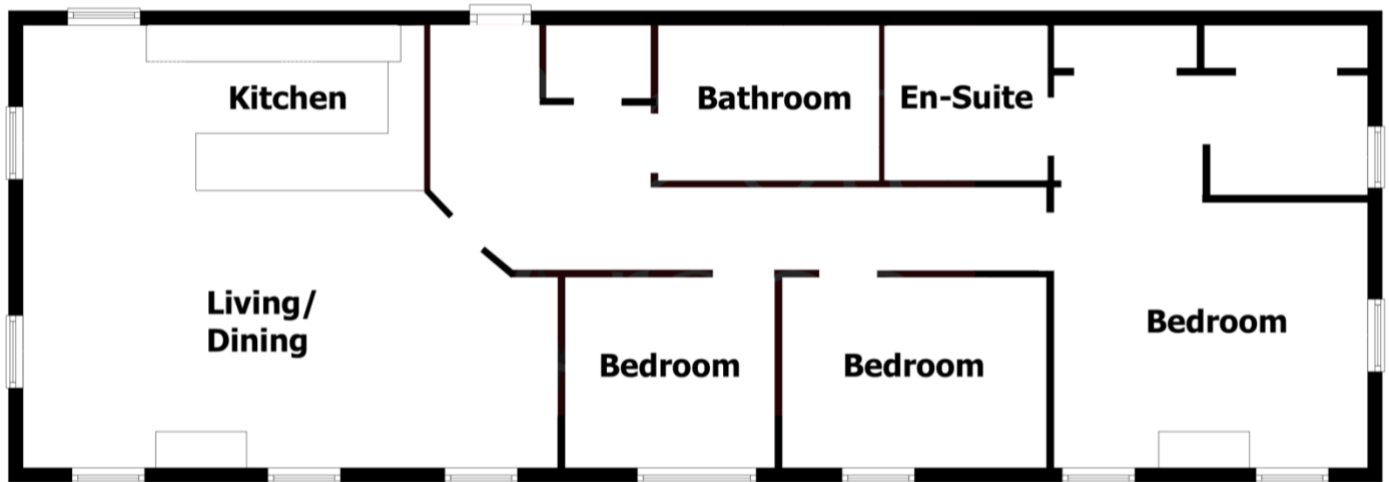
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RICS

5 White House Chambers

approx. 1,210sqft (112.5sqm)



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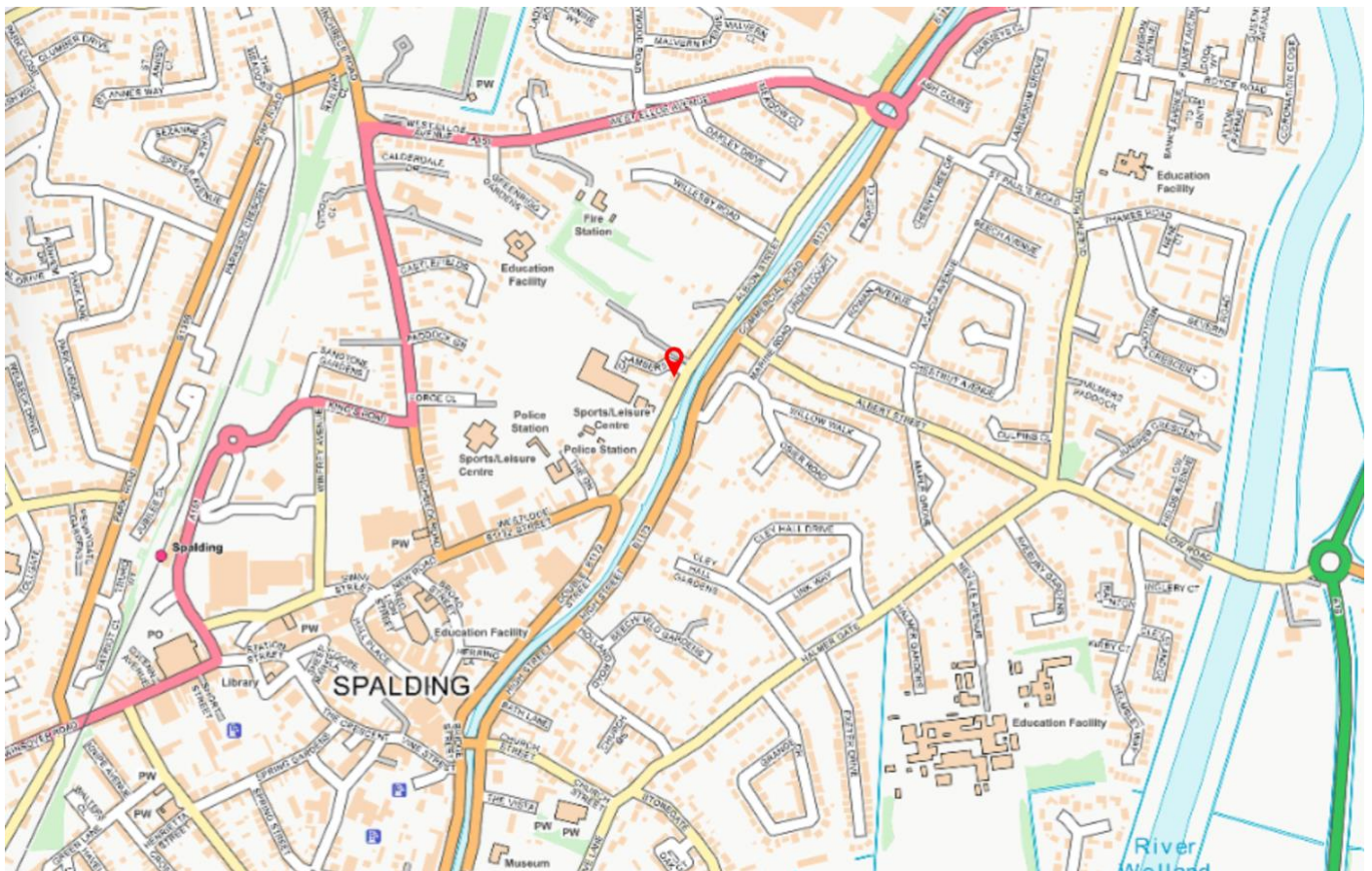




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