



## 38 Georgian Court, , Spalding Lincolnshire PE11 2QT

**Price £75,000 Leasehold**

RIVERSIDE VIEWS~NO CHAIN~OFFERS CONSIDERED~

SECOND FLOOR RETIREMENT APARTMENT with the lounge/diner, kitchen and bedroom all benefiting from scenic views over the River Welland. The property is situated in the beautiful and popular over 60's complex of Georgian Court and is ideally located to be within walking distance to a Bus Stop and Spalding's local and national amenities.

The main entrance hall accesses the communal areas; from there the apartment is then located on the second floor and has a separate entrance hall with a walk-in storage cupboard. The three piece shower room serves the adjacent bedroom, which benefits from having fitted wardrobes. Then continuing through to the bright and airy OPEN PLAN LOUNGE/DINER with internal French doors opening up to the kitchen, with both of rooms benefiting from views over the River Welland.

Offering secure and comfortable living for the over 60's, the apartment offers communal laundry facilities, a lounge area holding regular coffee mornings and entertainment, 24 hour emergency Appello call system and communal landscaped gardens with seating areas and a car parking based on a first come, first served basis. An added benefit is the separate guest room for family and friends to stay (booking required in advance).

Accommodation comprises:-

NO CHAIN, Entrance Hall, Shower Room, Open Plan Lounge/Diner, Kitchen, One Bedroom with Built-In Wardrobes, River Views, Lift Access, Lockable Fob Door Entry System, Communal Facilities & On-Site Management, Emergency Careline, Close to Amenities.



8 Bridge Street, Spalding, PE11 1XA  
**01775 767575**

10 West End, Holbeach, PE12 7LW  
**01406 422907**

Through the front door, into the :-

**ENTRANCE HALL :**

Emergency pull cord, power point, walk-in storage housing the water cylinder and fuse box and meters along with having shelving.

**LOUNGE/DINER :**

19'5" x 1'0" (5.92m x 0.30m)

Double glazed window to the front aspect enjoying views over the river and the communal gardens, electric storage heater, electric fireplace, power points, TV point, telephone point, internal French doors leading into the :-

**KITCHEN :**

7'7" (max) x 7'0" (max) (2.31m (max) x 2.13m (max))

Double glazed window to the front enjoying views over the communal gardens and the river, base and eye level units with a work surface over, sink and drainer with taps over, integrated electric oven and grill with a four burner electric hob and extractor hood over, space and point for a fridge, space and point for a freezer, tiled splash backs, power points, wall mounted electric heater.

Communal laundry/washroom is situated downstairs.

**BEDROOM ONE :**

13'5" (max) x 9'0" (4.09m (max) x 2.74m)

Double glazed window to the front offering views over the river, power points, TV point, emergency pull cord, telephone point. electric storage heater, built-in wardrobes with shelving and hanging space.

**SHOWER ROOM :**

Fully tiled shower cubicle with a built-in mixer shower over on a sliding adjustable rail and a grab rail, vanity wash basin with taps over and storage cupboards beneath with a work surface over, wall mounted mirror with a wall mounted light and a shaver point, wall mounted electric towel rail, W. with a push button flush, extractor fan, fully tiled walls, wall mounted electric pull cord heater.

**EXTERIOR :**

Offering communal gardens and views over the River Welland. Off-road parking is on a first come, first served basis.

**AGENTS NOTES :**

The half yearly service charge is approximately £1,517.26, with the ground rent payment of approximately £350.00 per annum, which we understand can be paid on a monthly basis.

Included in the service charge is:

Buildings Insurance, Water & Drainage Rates, Window Cleaning, Maintenance of the Gardens, Cleaning of the Communal Areas, Repair & Maintenance of the Communal Lifts, Fire Systems, Laundry Wash Rooms, Employment of the House Manager, Emergency Call & Monitoring Services and all Professional Management Fees & Audit Fees.

The guest suite is available to hire for a nightly charge, if required for friends and family.

There is a communal kitchen located just off from the communal lounge area.

The House Manager works Monday- Friday (9:00am - 16:00pm) with a 24 hour Care Line System, elevators in the building, along with ample car parking for residence and guests.

**SERVICES :**

Council Tax Band - B (subject to change)

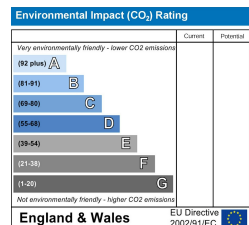
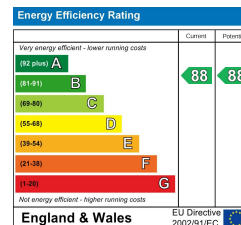
Energy Efficient Rating - B

Electric Heating

Mains Water

**DIRECTIONS :**

From our office on Bridge Street proceed along London Road turning right onto Haverfield Road, left onto Chancery Court, left into Georgian Court where the apartment can be found situated in the building on the right hand side.



**Viewing Arrangements**

Strictly by appointment. We would recommend that before travelling any distance, you check the details with the agents in order to save wasted journeys.

Open 6 days

**Spalding Office**

Mon-Fri 8.30am to 6pm  
Saturday: 9am to 4pm  
Sunday: Closed

**Holbeach Office**

Mon-Fri 9am to 5.30pm  
Saturday: 9am to 2pm  
Sunday: Closed

**Offer Procedure**

Before contacting a Building Society, Bank or Solicitor you should make your offer to the Branch dealing with the sale, as any delay may result in the sale being agreed to another Purchaser and unnecessary costs being incurred.

In compliance with The Estate Agents (Undesirable Practices) Order 1991, we are under an obligation to check into a Purchaser's financial situation before recommending an offer to a Vendor. Therefore, prior to any offer being accepted, you will be required to make an appointment in order for us to financially qualify your offer. If you are making a cash offer, which is not subject to the sale of a property, written confirmation of the availability of the cash will be required before your offer can be qualified.

**Mortgage Advice**

If you require 'Whole of Market' mortgage advice we can put you in touch with Adey Stuttard of Mortgage Options (Partnership Division) Ltd, who has access to the whole mortgage market and comes highly recommended for mortgage advice and associated services. Your home may be repossessed if you do not keep up repayments on your mortgage.

We usually charge £399 for arranging a mortgage, the actual amount payable will depend on your circumstances.

Adey Stuttard will provide a FREE initial consultation to discuss your financial goals at a time and place to suit you. Call our Spalding Office 01775 767575 or Holbeach Office 01406 422907 to book your appointment now.

**Legal Fees**

Ask for a quotation from our Conveyancing Department.

Unlike most Solicitors they work on a 'No Sale - No Fee' basis and offer 7 days a week service.

Morris and Mennie Estate Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. Fixtures and fittings referred to in writing, in these particulars are not necessarily included in the sale.

These details have been produced in good faith and are for guidance only, they may be inaccurate in important aspects, and do not constitute any part of an offer or contract. All potential purchasers should inspect the property to satisfy themselves as to the accuracy of these details.

**Your home your mortgage**

INDEPENDENT MORTGAGE ADVICE

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