



1 Quay West Bank, Sutton Bridge, Spalding Lincolnshire PE12 9TU

Price £105,000 Leasehold

Located in the picturesque area of West Bank in Sutton Bridge, Spalding, this charming flat offers a delightful riverside living experience. With 1 reception room, 2 bedrooms, and 1 refitted bathroom, this property is perfect for first-time buyers or as an investment opportunity.

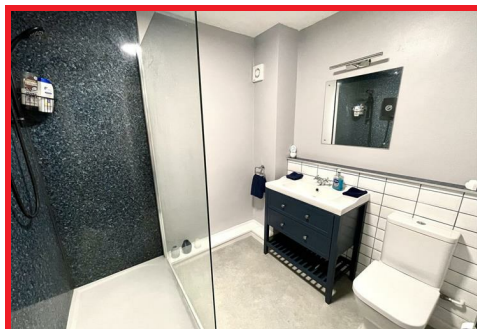
The flat boasts parking space for 2 vehicles, making it convenient for residents and guests. Situated near the River Nene and Swing Bridge, the property offers stunning views over the river, creating a tranquil and serene atmosphere.

For those who enjoy the outdoors, this flat is a dream come true. With easy access to the A17, commuting is a breeze, making it ideal for professionals. Additionally, residents can enjoy leisurely riverside walks at the nearby Peter Scott Lighthouse and Picnic Area, perfect for unwinding after a long day.

Don't miss out on the chance to own this lovely flat in a sought-after location with a perfect blend of convenience and natural beauty.



8 Bridge Street, Spalding, PE11 1XA
01775 767575



10 West End, Holbeach, PE12 7LW
01406 422907

Through the Communal Entrance Hall, having access to the inner hall serving this property and neighbouring flats.

ENTRANCE HALL :

UPVC double glazed window to the front, airing cupboard, telephone point, power points, electric storage heater, tiled floor, storage cupboard, fuse box.

LOUNGE / DINER :

17'2" x 12'4" (5.23m x 3.76m)

UPVC double glazed window to the rear, a further UPVC double glazed window to the rear with a window seat to look out over the river, power points, electric storage heater, TV point.

KITCHEN :

9'1" x 7'6" (2.77m x 2.29m)

UPVC double glazed window to the front, base and eye level units with a work surface over, sink and drainer with a tap over, space and point for a free standing cooker, space and point for a fridge/freezer, space and plumbing for a washing machine, space and plumbing for a dishwasher, space and point for a freezer, tiled splash backs, tiled floor, stable door from the lounge into the kitchen.

BEDROOM ONE :

11'5" x 7'1" (3.48m x 2.16m)

UPVC double glazed window to the rear overlooking the river, electric heater, power points.

BEDROOM TWO :

9'3" x 9'0" (2.82m x 2.74m)

UPVC double glazed window to the front, electric heater, power points.

REFITTED SHOWER ROOM :

Having a separate shower with an electric mixer shower, vanity washbasin with a mixer tap over and storage drawers beneath, W.C with a push button flush, wall mounted heated towel rail, wall mounted light, tiled splash back's, extractor fan.

EXTERIOR :

The property comes with allocated off-road parking.

AGENTS NOTES :

Building Insurance - £338.37 (January to December 2024)
 Service Charge £366.36 (January to December 2023, retrospective)
 Ground Rent £197.21 (January 2024 - twice yearly)

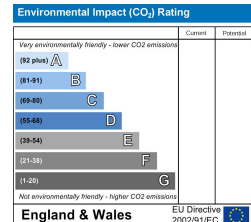
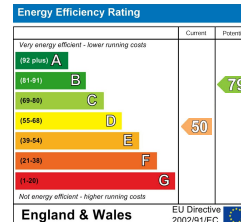
SERVICES :

Council Tax Band - A (subject to change)
 Electric Heating
 Energy Efficiency Rating - E

* During 2023 a new roof was installed to the whole building.
 ** Ground Rent, and the Service Charges are subject to change

DIRECTIONS :

From our office on West End at the traffic lights turn left onto Boston Road South, proceed along this road to the roundabout, at the roundabout take the third exit onto the A17. Continue along the A17 and at the next roundabout take the second exit towards Long Sutton. Proceed into the village and to the center of Long Sutton, proceed through the town and onto Bridge Road continuing along the road all the way to Sutton Bridge, then just before the roundabout turn left onto Bridge Road which continues onto West Bank where the property can be found 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.

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INDEPENDENT MORTGAGE ADVICE

EVENING & WEEKEND APPOINTMENTS AVAILABLE

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T.01476 569090

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