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5 Harrington House, Broad Street, Spalding PE11 1RY

£139,950

**BELVOIR!**





### Key Features

- > EXECUTIVE FIRST FLOOR APARTMENT
- > TWO BEDROOMS
- > FITTED KITCHEN
- > COMMUNAL LIFT
- > SECURE ENTRY SYSTEM
- > PARKING SPACE
- > Tenure: Leasehold
- > EPC rating B



Belvoir incorporating Munton and Russell are pleased to offer for sale this spacious modern and executive first floor apartment, the property is presented in excellent order throughout and viewing is highly recommended. Being situated in the heart of the market town of Spalding the property has excellent access to all local amenities. The property has a secure electronic entry system, gated allocated parking and communal lift to all floors. Accommodation in brief comprises of entrance, lounge, two bedrooms, bathroom and fitted kitchen.



## COMMUNAL AREA

With electronic entry to front and rear car park, Lift and stairs to all floors

## ENTRANCE HALL

Door to entrance, storage cupboard, radiator.

## INNER HALLWAY

Radiator, doors to:

## LOUNGE

15'8" x 13'10" (4.8m x 4.2m)

Box bay sealed unit double glazed window to the rear elevation, two radiators. maximum measurements excluding bay.

## KITCHEN

11'5" x 9'9" (3.5m x 3m)

Sealed unit double glazed window to the side elevation, range of fitted base and wall units, built in oven hob and hood, space for fridge freezer, plumbing for washing machine, stainless steel sink unit with mixer taps over, radiator, wall mounted boiler providing domestic hot water and radiator heating. Maximum measurements.

## BEDROOM 1

11'7" x 11'5" (3.5m x 3.5m)

Box bay sealed unit double glazed window to the rear elevation, fitted wardrobe, radiator.







## BEDROOM 2

11'8" x 9'2" (3.6m x 2.8m)

Sealed unit double glazed window to the rear elevation, radiator.

## BATHROOM

Three piece suite comprising of WC, wash hand basin, panelled bath with electric shower over, radiator, extractor.

## EXTERNALLY

Allocated parking space to the rear, accessed by electronic gates.

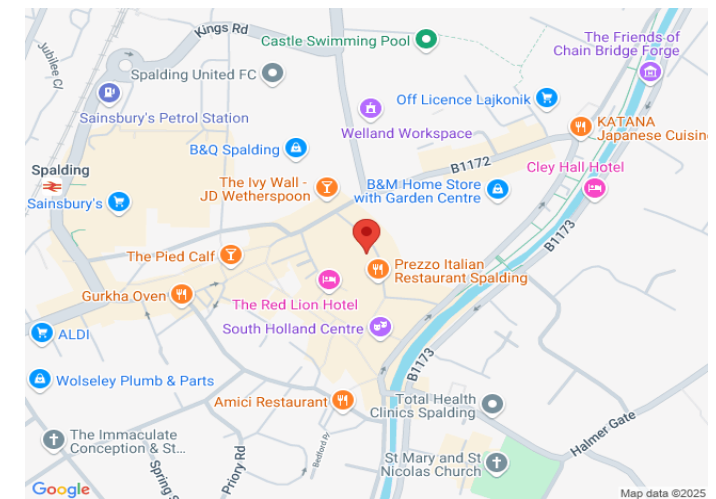
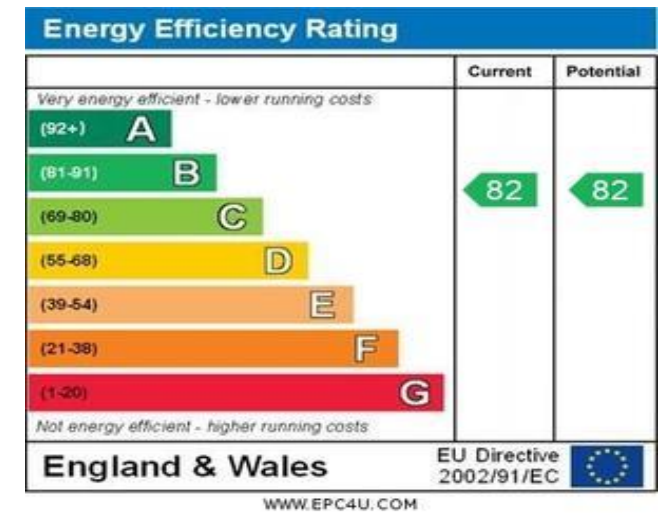
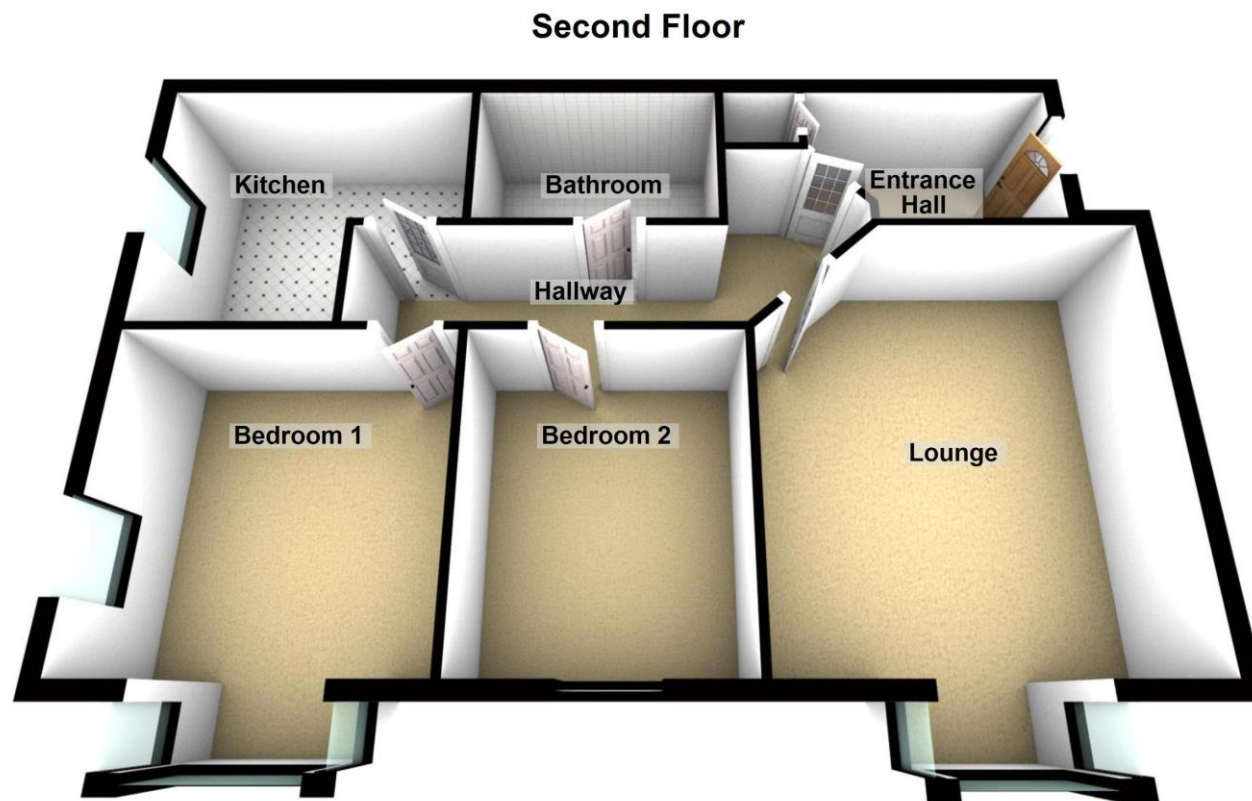
## AGENTS NOTE

The property is subject to an annual service charge of £1551.62 until 31st December 2025 and payable yearly. Ground rent of £50.00 per year. Term of lease are until 31st December 2130.









Contact us today to arrange a viewing...

[www.belvoir.co.uk/spalding-estate-agents/](http://www.belvoir.co.uk/spalding-estate-agents/)

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