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4 Perry Close, Spalding PE11 3ZS

£48,000 - 30% Shared Ownership

BELVOIR!



Key Features

- > 30% SHARED OWNERSHIP
- > TWO BEDROOMS
- > CLOAKROOM
- > OPEN PLAN DESIGN
- > ALLOCATED PARKING
- > GARDEN
- > Tenure: Leasehold
- > EPC rating U



Belvoir incorporating Munton and Russell are pleased to offer for sale this two bedroom end terrace property, situated in a popular residential area of Spalding. Being offered on a 30% shared ownership (subject to acceptance), it's a great opportunity to get on to the property ladder. The property is well presented throughout and the open plan kitchen/lounge area offers a feeling of space, two generous bedrooms and family bathroom. Rear garden and allocated parking.



ENTRANCE

Sealed unit door and side panel, storm porch over, door to utility cupboard housing washing machine, wall mounted boiler and storage.

CLOAKROOM

UPVC double glazed window to the front elevation, two piece suite comprising of WC, wash hand basin, radiator.

KITCHEN AREA

13'3" x 11'1" (4m x 3.4m)

Stairs to first floor landing, under stairs storage and cupboard, range of fitted base and wall units, built in oven hob and hood, stainless steel sink unit with mixer taps over, breakfast bar, space for fridge freezer. (maximum measurements)

LOUNGE

13'3" x 10'1" (4m x 3.1m)

UPVC double glazed window and sealed unit double glazed door to the rear elevation, radiator.

LANDING

Access to loft space, radiator.

BEDROOM 1

10'9" x 8'6" (3.3m x 2.6m)

Two UPVC double glazed windows to the front elevation, radiator, built in wardrobe.

BEDROOM 2

10'9" x 9'11" (3.3m x 3m)

UPVC double glazed window to the rear elevation, radiator, fitted wardrobe.





BATHROOM

Three piece suite comprising of WC, wash hand basin, panelled bath, extractor, radiator.

EXTERNALLY

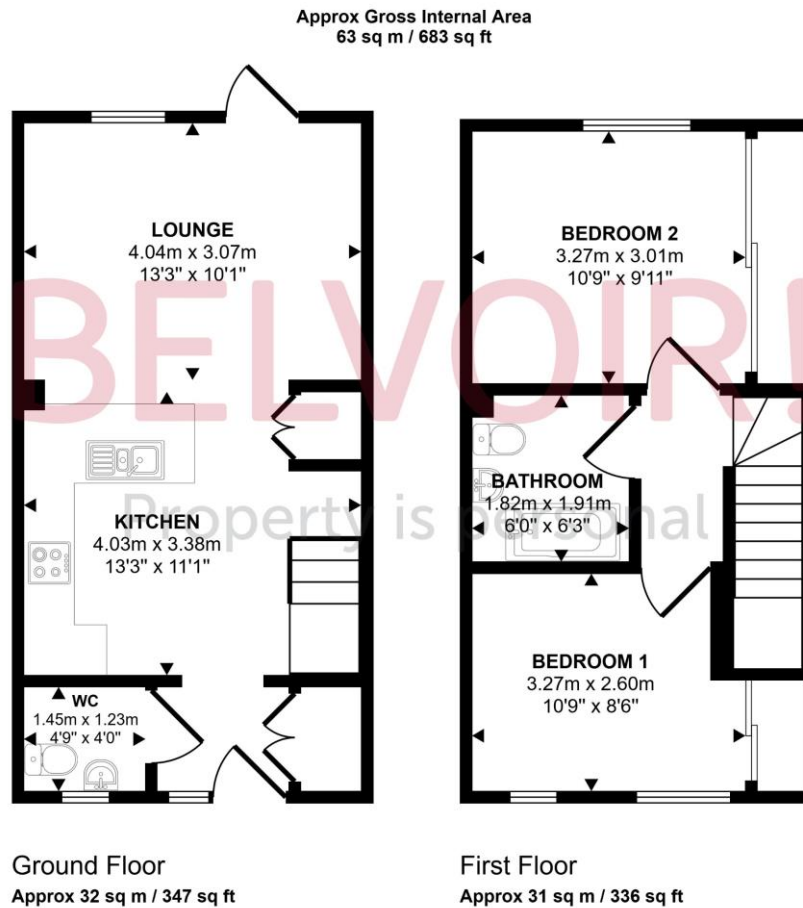
Open plan to front, rear garden is enclosed by fencing, gated access to the rear, patio area with pergola over, laid to lawn, patio with standing for storage shed.

AGENTS NOTES

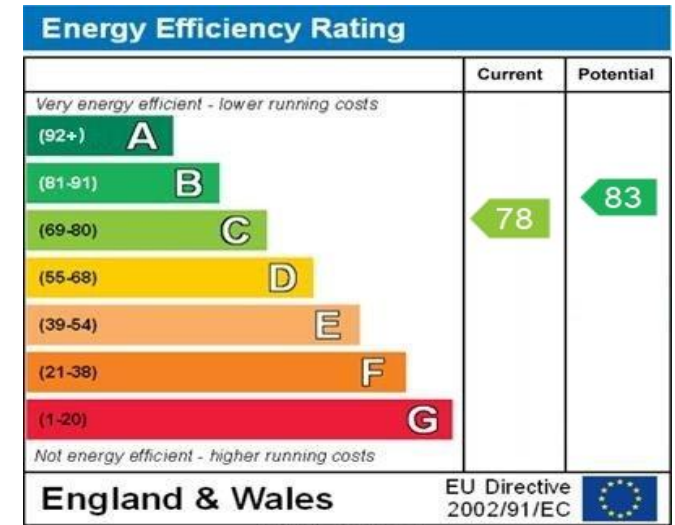
- Lease granted on 31/01/2014 for a term of 99 years.
- The new owner will be liable to pay a rent to Amplius for the remaining 70% in our ownership. The current amount is £261.23 plus building insurance of £3.23.
- A monthly service charge of £8.71 and Management charge of £25.95 is also payable.
- Rent and service charge payments are collected by monthly direct debit and are reviewed annually each April in line with the terms of the Lease.
- Ministry of Defence personnel will be prioritised for Shared Ownership. (See guidance notes and the First Come First Served Policy for further information)
- For shared ownership sales, prior to instructing solicitors, a £250 (non-refundable) reservation deposit is required to be paid upon official acceptance of an applicant.

Please contact the office for more information and application form.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360



Contact us today to arrange a viewing...

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