



# Cygnnet Court Spalding

**For sale**  
**£715 per**

A well-presented two-bedroom flat with allocated off-road parking.

The property features two generously sized bedrooms, a spacious lounge, a fitted kitchen, and a modern bathroom. Ideally situated close to local shops and amenities, this flat offers convenience and comfortable living, along with the added benefit of dedicated parking.

Council Tax - A  
EPC - C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

**important notice:** these particulars which have been produced with the greatest of care & attention and are only intended to give the purchaser a guide to the description of the property. they are prepared to comply with the property misdescription act 1991; however they are for guidance only and must not be relied on as a statement of fact. these particulars do not constitute an offer of contract. intended purchasers should satisfy themselves by inspection to the property and it's appliances, equipment and services as these have not been tested. draft details awaiting vendors approval.