

LONG SUTTON

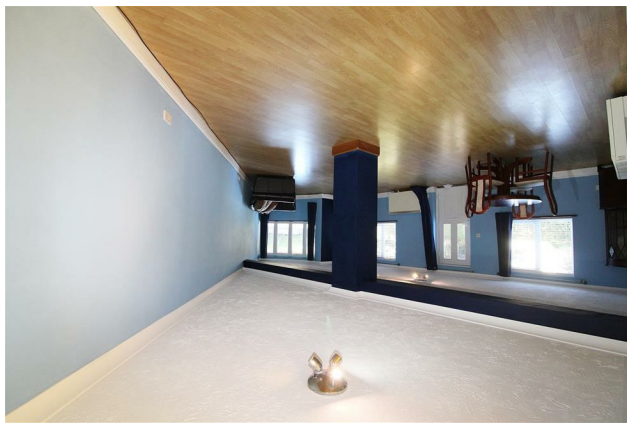
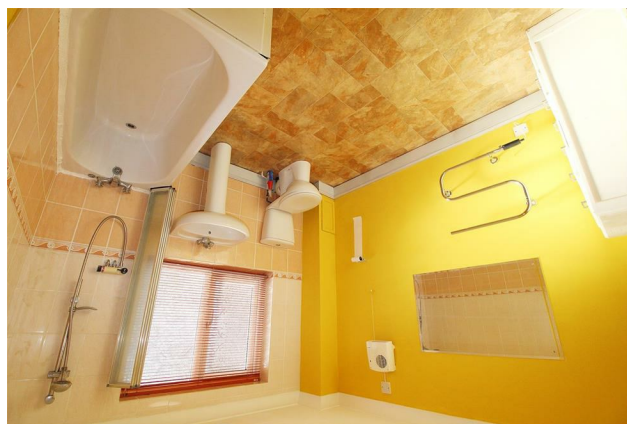
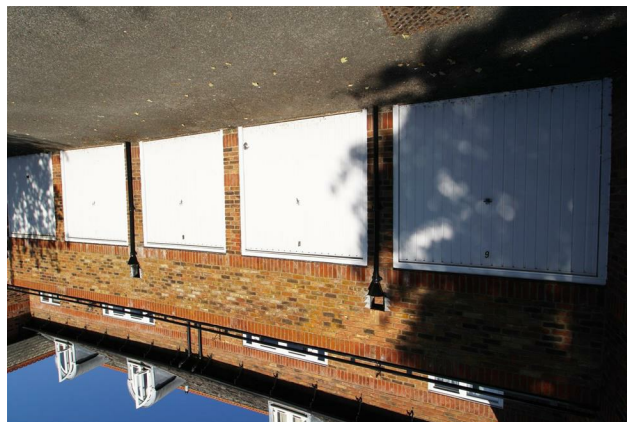
Long Sutton, a small but busy Market Town with a good range of amenities, including Co-Op food store, Health Centre, Boots Pharmacy, Banks and Eateries. The market is held every Friday in Market Square. From Long Sutton there is a regular bus service throughout the day between the larger Market Towns of Spalding and Kings Lynn which is in Norfolk. Both towns are about 13 miles away and both have onward coach and rail links. There is also a bus service to the Market Town of Wisbech which is about 10 miles away.

This good sized, ground floor 2 bedroom flat is situated adjacent to the town centre allowing a short walk to amenities. Offering spacious accommodation with a large open plan living/dining room, kitchen, 2 bedrooms and a bathroom. The property also has 2 access doors, one to the front of the property and one to the rear. To the rear there is a single garage and off road visitor parking spaces. The 999 year lease is from 1989 and there is annual service charge to include ground rent currently payable at £885.39 per year. This property is offered with no forward chain.

7 Swapcoat Mews, Long Sutton, Lincolnshire, PE12 9RL



Offers in the region of £115,000 Leasehold



Open Plan Living/Diner

28'2" max x 26'2" max at widest point. (8.61 max x 7.99 max at widest point.)

Large open plan 'triangular' shaped room with kitchen area off. UPVC part double glazed front door. UPVC part double glazed back door. 3 x UPVC double glazed windows to front. Textured and coved ceiling. Door chime. Power points. Telephone socket. Aerial socket. 2 x electric storage heaters. Central pillar.

Kitchen

11'8" x 9'4" (3.57 x 2.87)

UPVC part glazed, double glazed door to rear. UPVC double glazed window to rear. Range of wall and base units with work tops over. Tiled splash backs. 1 and half sink with drainer and mixer tap. Built in electric hob and oven with extractor fan over. Plumbing for washing machine.

Central Corridor

Textured and coved ceiling. Electric storage heater. Smoke alarm. Power point. Shelved airing cupboard.

Bedroom 1

12'8" x 10'11" (3.87 x 3.35)

Textured and coved ceiling. UPVC double glazed window to side. Power points. Built in wardrobes.

Bedroom 2

12'8" x 9'10" (3.87 x 3.02)

Textured and coved ceiling. UPVC double glazed window to side. Power points. Built in wardrobe and cupboards.

Bathroom

9'4" x 8'2" (2.86 x 2.50)

Textured and coved ceiling. UPVC double glazed window to side. Part tiled walls. Low level WC. Pedestal hand basin with mixer tap. Panelled bath with mixer tap and shower attachment over. Heated towel rail. Wall mounted electric heater.

Single Garage

Single garage in block at rear of property. Power and lighting.

Council Tax

Council Tax Band A. Please contact South Holland District Council for more information on the Council Tax (01775 761161)

Energy Performance Certificate

EPC Band C. If you would to view the full EPC then please enquire at our Long Sutton office.

Services

Mains water, electricity and drainage. We suggest purchasers should make their own enquiries of the relevant authorities.

Mobile Phone Signal

Mobile phone signal coverage can be checked using the following links –

www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker

<https://www.signalchecker.co.uk/>

Broadband Coverage

Broadband coverage can be checked using the following link –

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Flood Risk

This postcode is deemed as low risk of surface water flooding and low risk of flooding from rivers and the sea. For further information please use the following links -

www.gov.uk/check-long-term-flood-risk

www.gov.uk/request-flooding-history

Directions

From our office, head west into Market Street and continue past the Granary Pub for approximately another 700 yards and take the first left into Swapcoat Lane. The property can be located immediately on the left hand side.

FURTHER INFORMATION and arrangements to view may be obtained from the LONG SUTTON OFFICE of GEOFFREY COLLINGS AND CO. Monday to Friday 9.00am to 5.30pm and Saturday 9.00am to 4.00pm.

Please visit www.geoffreycollings.co.uk for details of our services and all our properties.

IF YOU HAVE A LOCAL PROPERTY TO SELL THEN PLEASE CONTACT YOUR NEAREST OFFICE OF GEOFFREY COLLINGS & CO FOR A FREE MARKETING APPRAISAL.

GROUND FLOOR
725 sq.ft. (67.4 sq.m.) approx.



TOTAL FLOOR AREA: 725 sq.ft. (67.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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