



**Swallows Court Pool Close, Spalding PE11 1GZ**

**welcome to**

**Swallows Court Pool Close, Spalding**

**\*DON'T MISS OUT\*** WELL PRESENTED, RECENTLY REFURBISHED TWO BEDROOM RETIREMENT APARTMENT located in Swallows Court in Spalding. This McCarthy and Stone apartment is designed for the over 60's!



### **Hallway**

Carpeted flooring, storage heater, airing cupboard housing a new water heater

### **Lounge**

17' 8" max x 11' 3" max ( 5.38m max x 3.43m max )

Carpeted flooring, telephone, storage heater, feature juliette balcony and TV point.

### **Kitchen**

8' 11" x 5' 2" ( 2.72m x 1.57m )

Fitted kitchen comprising of wall and base units with worksurfaces over, sink/drain, integral freezer, electric oven with electric hob, integral table.

Double glazed window to the front aspect.

### **Bedroom One**

9' 5" x 17' 6" ( 2.87m x 5.33m )

Fitted wardrobe, storage heater, carpeted flooring

Double glazed window to the front aspect.

### **Bedroom Two**

8' 8" x 11' 3" ( 2.64m x 3.43m )

Carpeted flooring, storage heater

Double glazed window to the front aspect.

### **Shower Room**

Three piece suite comprising of a shower cubicle, wash hand basin and WC.

### **Exterior**

Allocated parking, communal gardens



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## Swallows Court Pool Close, Spalding

- TWO BEDROOM APARTMENT
- RECENTLY RENOVATED
- COMMUNAL PARKING AND GARDENS
- NO CHAIN
- OVER 60'S

Tenure: Leasehold EPC Rating: C

offers in the region of

**£105,000**



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
SDG110777 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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