

property details **approval form**

67 Georgian Court, Spalding, Lincolnshire, England, PE11 2QT

Date: 08 March 2024

Property Ref and Version: SDG111227 - 0001

selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

£99,950

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Mar 2002.

>> **key features**

- > OVER 60'S RETIREMENT APARTMENT
- > CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS
- > SAFE AND SECURE ALARM SYSTEM/SECURITY
- > BEAUTIFUL, COMMUNAL GARDENS
- > EPC Rating: C

>> **short description**

FIRST FLOOR RETIREMENT APARTMENT BENEFITING FROM CLOSE PROXIMITY TO LOCAL AMENITIES AND TRANSPORT LINKS THIS PROPERTY ALSO BOASTS A WELL-PRESENTED INTERIOR, COMMUNAL GARDENS AND ALLOCATED PARKING.

>> **long description**

FIRST FLOOR RETIREMENT APARTMENT! Offering comfortable and secure accommodation for over 60's this apartment offers many features including a lounge area that regular entertainment, communal laundry facilities, a fantastic alarm/call system further allowing for peace of mind, beautiful landscaped communal gardens and allocated parking.

The property also offers the option for family/friends to stay in designated guest rooms (booking is required in advance*

Benefiting from scenic views over the River Welland. The property is ideally located to be within walking distance to a Bus Stop and Spalding's local and amenities.

>> **directions**

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>> **room description**

Entrance Hall

Double glazed entrance door to the front aspect leads into the property.

Carpeted flooring, radiator, airing cupboard.

Door leading to: Communal Hall

Lounge

Feature fireplace, carpeted flooring, radiator, TV point.

Double glazed windows to the front and side aspect.

Kitchen

7' 7" x 7' 3" (2.31m x 2.21m)

Fitted kitchen comprising of wall and base units with worksurfaces over, tiled splashback, sink/drainage, electric oven with electric hob and extractor fan over, room for undercounter fridge/freezer.

Double glazed window to the front aspect.

Bedroom One

9' 4" x 13' 9" (2.84m x 4.19m)

Fitted wardrobe, carpeted flooring and radiator

Double glazed window to the front aspect.

Bedroom Two

18' 5" x 9' 6" max (5.61m x 2.90m max)

Carpeted flooring and radiator

Double glazed window to the front aspect.

Bathroom

Three piece suite comprising of a shower cubicle, wash hand basin and WC. Partly tiled, extractor fan, vinyl flooring.

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>> **property images**



Your William H Brown office: 18-19 Sheep Market, SPALDING, Lincolnshire, PE11 1BG
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>> **floor plan**

>> **approval**

	Signature	Date
Arthur Brown		
Megan Trigg Move With Us		