



Swallows Court Pool Close, Spalding PE11 1GZ

welcome to

Swallows Court Pool Close, Spalding

***DON'T MISS OUT - VIEWING ESSENTIAL!* WELL PRESENTED TWO BEDROOM RETIREMENT APARTMENT located in Swallows Court in Spalding.**



Agents Notes

Please note that this property benefits from a laundrette and a guest suite on the ground floor

Entrance Hall

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

Carpeted flooring, large airing cupboard and additional storage cupboard

Lounge / Diner

Feature electric fireplace, carpeted flooring, two storage heaters and a TV point.

Double glazed window to the rear aspect.

Kitchen

5' 8" x 8' 11" (1.73m x 2.72m)

Fitted kitchen comprising of wall and base units with worksurfaces over, tiled splashback, sink/drain, electric oven with electric hob and extractor fan over, under counter fridge/freezer, plumbing for washing machine.

Bedroom One

15' 6" x 9' 6" (4.72m x 2.90m)

Fitted wardrobe, electric heater

Double glazed window to the rear aspect.

Bedroom Two

12' 7" x 11' 5" (3.84m x 3.48m)

Carpeted flooring

Double glazed window to the rear aspect.

Bathroom

Three piece suite comprising of an extended shower cubicle, wash hand basin and WC. Partly tiled

Exterior

Communal parking, communal gardens



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welcome to

Swallows Court Pool Close, Spalding

- OVER 60'S RETIREMENT APARTMENT
- WELL-PRESENTED THROUGHOUT
- SAFE AND SECURE SECURITY SYSTEMS
- WALKING DISTANCE TO TOWN CENTRE
- COMMUNAL PARKING AND COMMUNAL GARDENS

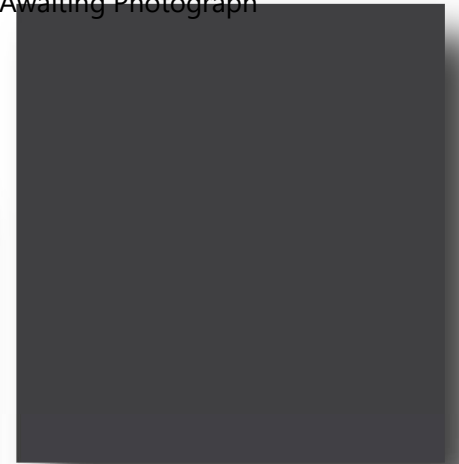
Tenure: Leasehold EPC Rating: C

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.

£130,000



Awaiting Photograph



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG111454 - 0006

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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