



Georgian Court, Spalding PE11 2QT

welcome to

Georgian Court, Spalding

VIEWING ESSENTIAL - ONE BEDROOM RETIREMENT APARTMENT OFFERING NO CHAIN.



Lounge

20' 2" x 10' 6" (6.15m x 3.20m)

Carpet flooring with a window to the front and side aspect, featuring an electric fireplace, Electric radiator, TV Point and sockets with ceiling lights, double doors leading to the kitchen area.

Kitchen

7' 7" x 7' 1" (2.31m x 2.16m)

Vinyl flooring, window facing front aspect. Space for a fridge and freezer with worktops, integrated oven and electric hob.

Bedroom One

13' 6" x 9' 2" (4.11m x 2.79m)

Carpet flooring, electric radiator, emergency pullcord, sockets, built in wardrobes and window facing the front aspect.

Shower Room

Carpet flooring, walk in shower with hand rails, toilet and sink.

Entrance Hall

Carpet flooring, light switch and ceiling light. Airing cupboard with insulated hot water cylinder, electric meter and storage space.



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- NO CHAIN
- WALKING DISTANCE TO TOWN
- RETIREMENT APARTMENT OVER 55'S!
- LIFT TO ALL FLOORS
- COMMUNAL LAUNDRY & KITCHEN FACILITY

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

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.

offers in excess of

£65,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG111260 - 0013

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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