



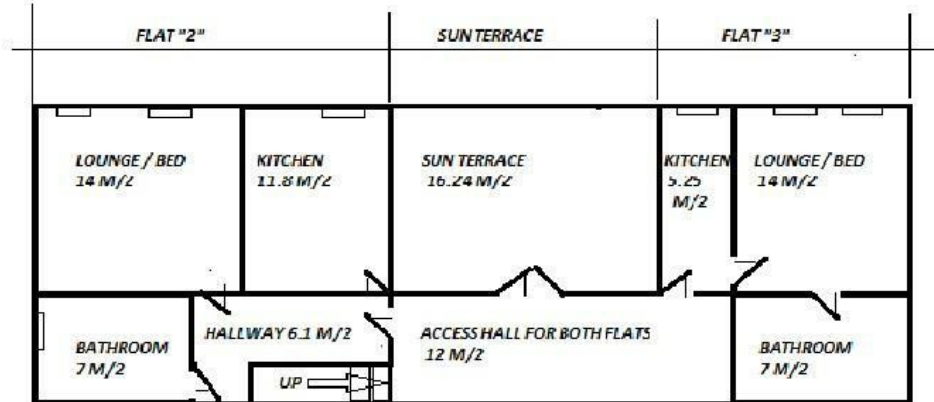
## 5 THE QUAY

SPALDING, PE11 2AA

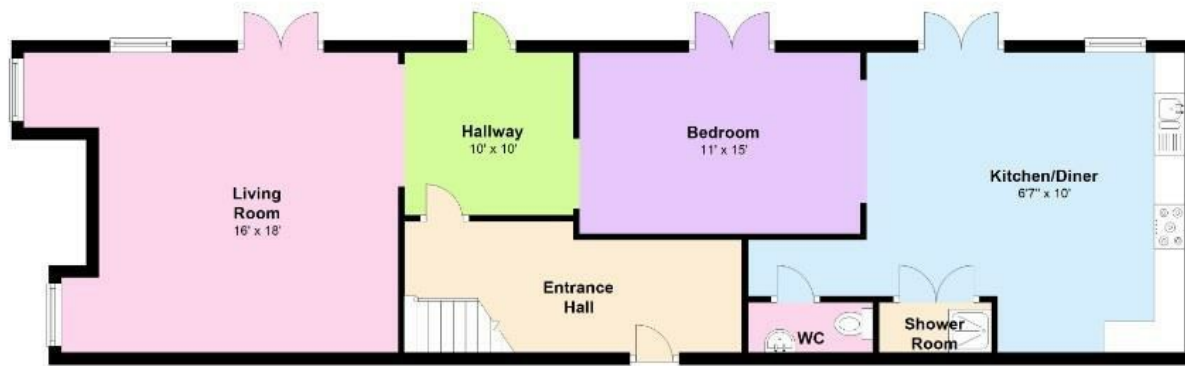
£285,000  
FREEHOLD

LOOKING FOR A PERFECT INVESTMENT OPPORTUNITY? THEN WHY NOT TAKE A LOOK AT THIS RIVERSIDE DETACHED PROPERTY CONVERTED INTO THREE SEPARATE FLATS WHICH ARE CURRENTLY RENTED OUT AT £850 PCM EACH. The property comprises of an entrance hall, living room, bedroom, kitchen/diner and shower room with separate w/c. On the first floor are two separate flats comprising of lounge/bedroom, kitchen and bathroom. There is also a shared sun terrace.





Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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