



Lancelyn Court, Spital

Offers Over £145,000



LESLEY HOOKS
ESTATE AGENTS





Nestled in a sought-after location, this spacious second-floor flat offers the perfect blend of convenience and comfort. As you step inside, you'll immediately notice the abundance of natural light streaming through the uPVC double glazed windows, creating a warm and inviting atmosphere. The layout of this flat is thoughtfully designed, starting with a welcoming hallway complete with a built-in storage cupboard, providing ample space to stow away your belongings. Moving through, you'll find yourself in the expansive lounge dining room, a versatile space perfect for entertaining guests or simply unwinding after a long day. Step out onto the small balcony and enjoy a breath of fresh air while taking in the views of the surrounding area. Adjacent to the lounge is the smartly fitted kitchen, equipped with modern appliances and plenty of storage, making meal preparation a breeze. Whether you're cooking for one or hosting a dinner party, this kitchen has everything you need to unleash your culinary creativity. The flat boasts two generously sized double bedrooms, offering peaceful retreats for rest and relaxation. The main bedroom even features a convenient walk-in wardrobe, providing ample storage space for your clothing and accessories. Additionally, a three-piece shower room adds to the convenience of daily living. One of the stand out features of this property is its unbeatable location. Within walking distance, you'll find an array of local shops, Spital train station, and numerous bus routes, ensuring easy access to all the essentials. For those who commute by car, motorway networks are just a couple of minutes' drive away, making travel a breeze. With the added comforts of combi fired gas central heating, you can rest assured that this flat offers both warmth and efficiency throughout the year. Don't miss out on the opportunity to make this wonderful flat your new home sweet home! Council tax band B. Leasehold subject to a monthly service charge of £112.50 and there are 133 years left on the lease.



Hallway

10'9" (3.28m) x 6'3" (1.91m)

Lounge Dining Room

21'1" (6.43m) x 13'4" (4.06m) Max

Kitchen

11'8" (3.56m) x 8'5" (2.57m)

Bedroom One

15'6" (4.72m) Max x 9'9" (2.97m)

Walk in Wardrobe

7'3" (2.21m) x 6'6" (1.98m)

Bedroom Two

15'6" (4.72m) x 9'9" (2.97m)

Bathroom

7'8" (2.34m) Max x 7'4" (2.24m)







GROUND FLOOR
808 sq.ft. (75.1 sq.m.) approx.



TOTAL FLOOR AREA: 808 sq.ft. (75.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the provided information, measurements of items, fixtures, fittings and other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for guidance purposes only and should not be used for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is made regarding their operation or performance. See the plan.

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