



# Lancelyn Court, Spital

£125,000



**LESLEY HOOKS**  
ESTATE AGENTS







Welcome to this spacious and well-presented top-floor apartment, perfectly situated in the highly sought-after residential area of Spital. With local shops and Spital train station just a short walk away, this home offers both convenience and comfort. Step inside to find a welcoming hallway with a handy built-in storage cupboard, leading to a bright and airy lounge-dining room that opens onto a charming small balcony—perfect for enjoying a morning coffee. The modern fitted kitchen provides ample storage and workspace. There are two generous double bedrooms, with the main bedroom featuring fitted wardrobes for extra storage. The bathroom is stylishly fitted with a three-piece suite, including a shower over the bath with a sleek glass screen. Outside, the well-maintained communal gardens provide a lovely green space to relax. Benefiting from uPVC double glazing and combi gas central heating, this delightful apartment is offered for sale with no onward chain—making it an excellent choice for those who want to move straight in. Don't miss out on this fantastic opportunity—book your viewing today! Council tax band B. Leasehold subject to a monthly service charge of £125.00 and there are 132 years left on the lease.



#### **Hallway**

23'0" (7.01m) x 6'4" (1.93m) Max

#### **Lounge Dining Room**

21'0" (6.4m) x 13'4" (4.06m)

#### **Kitchen**

11'6" (3.51m) x 8'7" (2.62m)

#### **Bedroom One**

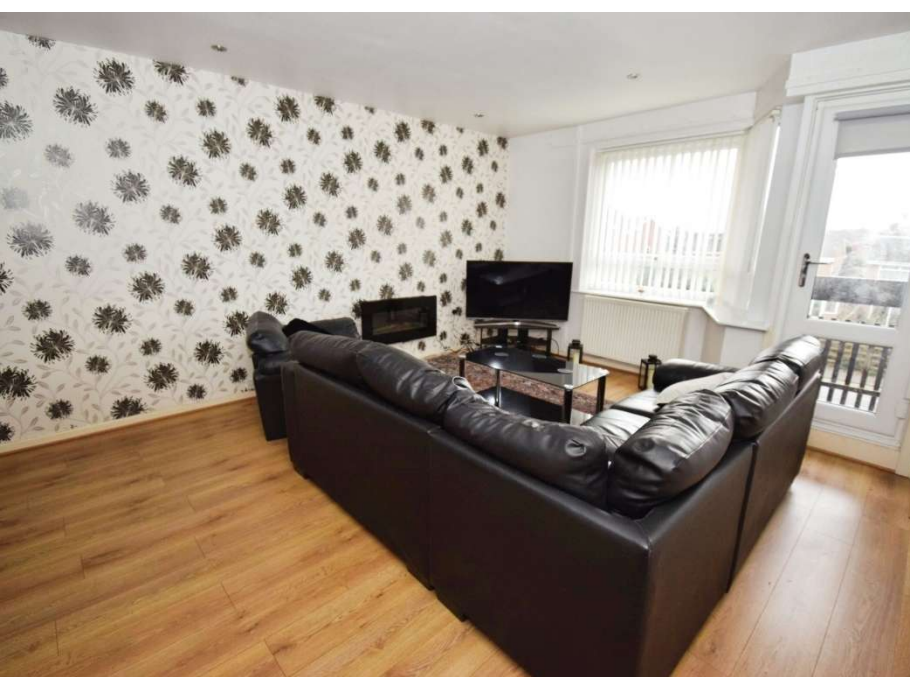
15'5" (4.7m) x 9'6" (2.9m)

#### **Bedroom Two**

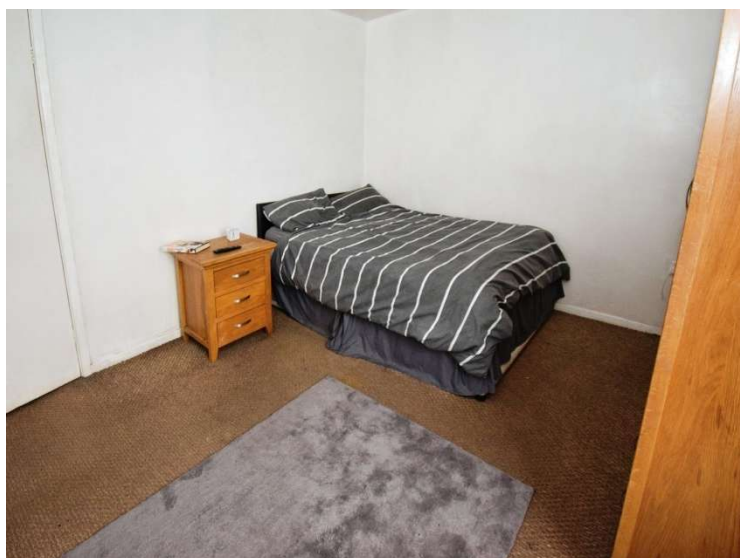
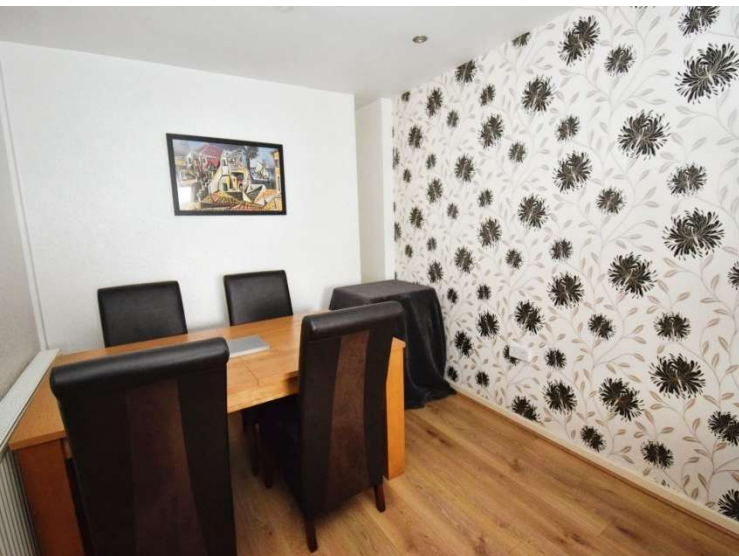
11'4" (3.45m) x 11'5" (3.48m)

#### **Bathroom**

7'5" (2.26m) x 7'8" (2.34m)

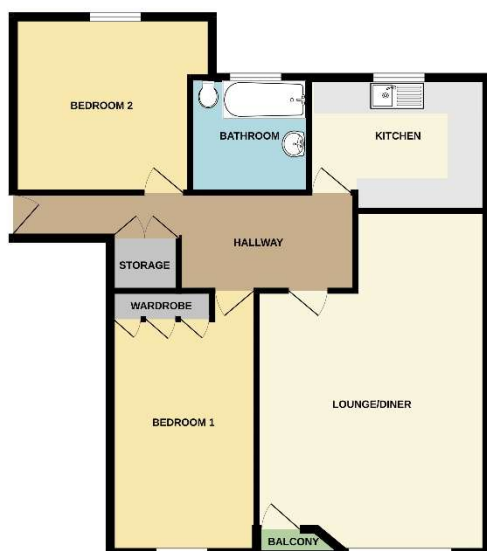








GROUND FLOOR



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