



67 Georgian Court, Spalding, PE11 2QT

£99,950

Located on the 2nd floor; this two double bedroom retirement apartment available with no onward chain and in move in condition. The property internally comprises entrance hall with inner hallway, lounge with kitchen off, two double bedrooms and shower room. Externally there are communal gardens and allocated parking. Contact Ark to arrange a viewing.

Entrance Hall 8'8" x 12'3" (2.65m x 3.74)



Entrance door opening to entrance hall with coving to textured ceiling, electric storage heater, meter cupboard, built in airing cupboard with water heater and slatted shelving and wall mounted electricity consumer unit.

Lounge 10'4" x 22'5" (3.17m x 6.85m)



Double glazed windows to front and side, coving to textured ceiling, two wall mounted electric storage heaters, electric fireplace.



Inner Hall 12'11" x 6'7" (3.94m x 2.03m)



Coving to textured ceiling with loft access. Doors to living room, bedrooms and shower room.



Kitchen 7'3" x 7'3" (2.21m x 2.22m)



Double glazed window to side, coving to textured ceiling, vinyl flooring, wall mounted electric fan heater. Fitted with a matching range of base and eye level units with roll edge worktop and tiled

splashback, composite sink and drainer with chrome mixer tap over, four ring electric hob with extractor hood over, eye level oven and grill, space for under counter fridge and freezer.

Bedroom One 18'0" x 9'2" (5.51m x 2.80m)



Double glazed window to side, coving to textured ceiling, electric storage heater.

Bedroom Two 15'7" x 9'1" (4.76m x 2.77m)



Double glazed window to side, coving to textured ceiling, wall mounted electric heater. Built in mirrored door wardrobes with hanging rails and shelving.

Shower Room 5'2" x 6'6" (1.58m x 1.99m)



Coving to textured ceiling, full height wall tiling, wall mounted electric heater, vinyl flooring, wall mounted electric towel rail. Fitted over size shower enclosure with mains thermostatic shower and grab rail, ceramic wash hand basin with chrome mixer tap over set in vanity unit with storage under.

Residents Area



All residents benefit from use of the communal areas for socialising and meeting people.

Laundry Room



Residents have use of the communal laundry area.

Outside



Additional Information

Located on the 2nd floor
TENURE: Freehold with vacant possession on completion.

EPC RATING: C
COUNCIL TAX BAND: B
COST PER YEAR: £1169.49
LENGTH OF LEASE: 125 Years from 2001
ANNUAL GROUND RENT: £410
ANNUAL SERVICE CHARGE AMOUNT: £5374.66

Included in the service charges are use of the communal areas and laundry room, water rates, cleaning of communal areas, external window cleaning and building insurance.

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

PLEASE NOTE:

The sale of the property is dependent on the grant of Probate.

Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

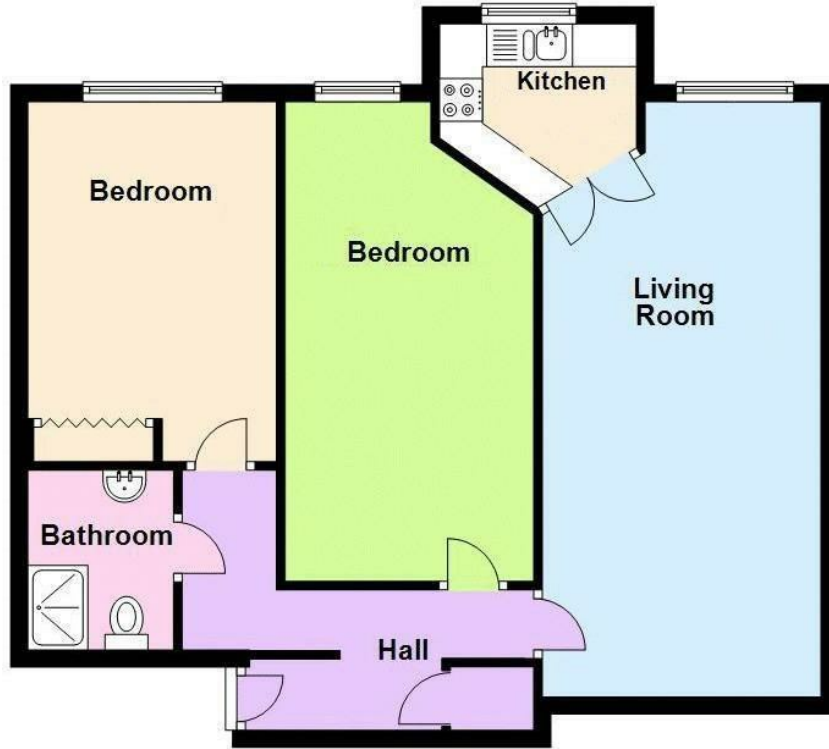
Property Postcode

For location purposes the postcode of this property is: PE11 2QT.

Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

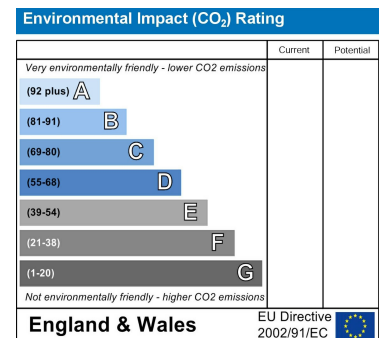
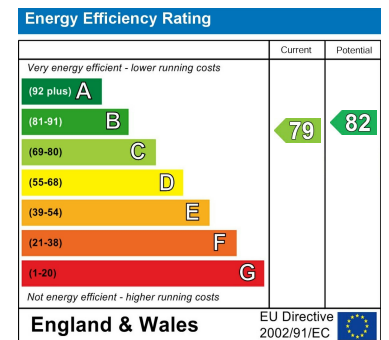
Floor Plan



Area Map



Energy Efficiency Graph



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