



24 Georgian Court, Spalding, PE11 2QT

£60,000

Experience the advantage of a balcony with views overlooking the River Welland in this one double bedroom retirement apartment located on the first floor. Offered with no onward chain and ready for immediate occupancy! Internally, the property features an entrance hallway, a lounge with an attached kitchen, one double bedroom, and a shower room. Externally, residents can enjoy communal gardens and allocated parking.

Entrance Hallway



Entrance door. Wood effect flooring.

Shower Room



Upvc window. Walk in shower with shower head over. Wash hand basin set in vanity unit with cupboard beneath. Toilet. Wall mounted mirror.

Living Room 20'1" x 11'0" (6.14m x 3.37m)



Doors opening to balcony. Carpeted. Fireplace. Electric storage heaters.

Kitchen 8'7" x 5'10" (2.63m x 1.78m)



Upvc window. Base and wall units with worksurface over. Integrated oven and hob with extractor hood over. Sink with drainer and mixer tap over. Space for 2 under counter appliances.

Bedroom 20'7" x 10'8" max (6.28m x 3.26m max)



Upvc window. Carpeted. Electric storage heater. Carpeted.

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.

Property Postcode

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

Additional Information

Located on the first floor.

TENURE: Leasehold with vacant possession on completion.

EPC RATING: B

COUNCIL TAX BAND: A

MANAGEMENT COMPANY: TBC

LENGTH OF LEASE: 101 years remaining.

ANNUAL GROUND RENT: TBC
ANNUAL SERVICE CHARGE AMOUNT: TBC

PLEASE NOTE:

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

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.

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.

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.

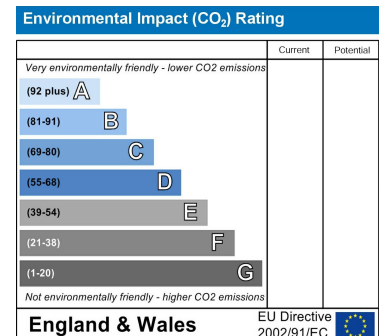
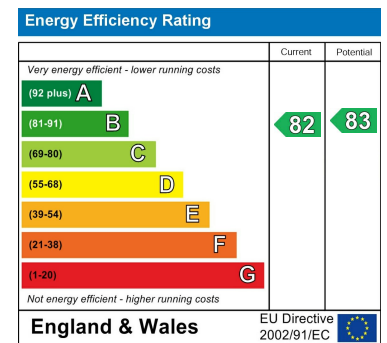
Floor Plan



Area Map



Energy Efficiency Graph



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