



## **37 Swallows Court Pool Close, Spalding, PE11 1GZ**

**£99,950**

Welcome to your tranquil oasis! This retirement apartment offers the perfect combination of convenience and relaxation, situated just a short distance from Spalding Town and its amenities. Nestled within a peaceful community, residents can enjoy the serenity of communal gardens while still being close to all the essentials. With its prime location and inviting atmosphere, this retirement apartment offers the ideal setting for your next chapter. Don't miss out on the opportunity to embrace the ease and tranquility of apartment living—schedule a viewing today and start envisioning your retirement in style.

**Entrance Hall 5'3" x 14'7" (1.62m x 4.45m)**

Coving to skimmed ceiling with loft access, built in airing cupboard with slatted shelving and hot water tank.

**Lounge 18'10" x 10'10" (5.75m x 3.31m)**



PVCu double glazed window to front, coving to skimmed ceiling, wall mounted electric heater, electric fireplace. Door to kitchen.

**Kitchen 5'4" x 8'8" (1.63m x 2.65m)**



PVCu double glazed window to front, coving to skimmed ceiling, wall mounted electric heater, vinyl flooring. Fitted with a matching range of base and eye level units, four ring electric hob, integrated eye level oven and grill, stainless steel sink and drainer with chrome mixer tap over.

**Bedroom One 9'3" x 17'2" (2.84m x 5.25m)**



PVCu double glazed window to front, coving to skimmed ceiling, wall mounted electric radiator, built in wardrobes.

**Bedroom Two 11'8" x 8'3" max (3.57m x 2.52m max)**



PVCu double glazed window to front, coving to skimmed ceiling, wall mounted electric radiator.

**Shower Room**

Fitted walk in shower enclosure with mains shower and grab rails, close coupled toilet with push button flush and wash hand basin set in vanity unit.

**Communal Areas**

Residents will have access to the communal facilities including, laundry room, residents lounge and communal landscaped gardens.

## Parking



There is available on site parking for residents and visitors.

## Additional Information

PLEASE NOTE:

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

## 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 1GZ.

## Verified Material Information

Tenure: Leasehold

Council tax band: B

Annual charge: £1641

Property construction: Brick

Electricity supply: Mains

Solar Panels: No

Other electricity sources: No

Water supply: Mains

Sewerage: Mains

Heating: Electric

Broadband: As stated by Ofcom,

Broadband type	Download	Upload
Standard	16 Mbps	1 Mbps
Ultrafast	10000 Mbps	10000 Mbps

Mobile coverage: As stated by Ofcom,

Voice Data Enhanced data

EE Likely Likely Likely

Three Likely Likely Likely

O2 Likely Likely Likely

Vodafone Likely Likely Likely

Parking: Driveway and Single Garage

Building safety issues: None known

Restrictions: Over 60's

Public right of way: No

Flood risk: Zone 3 - Environment Agency

Japanese Knotweed: Not Known

Planning permission: Not Known

Accessibility and adaptations: Not Known

Energy Performance rating: C

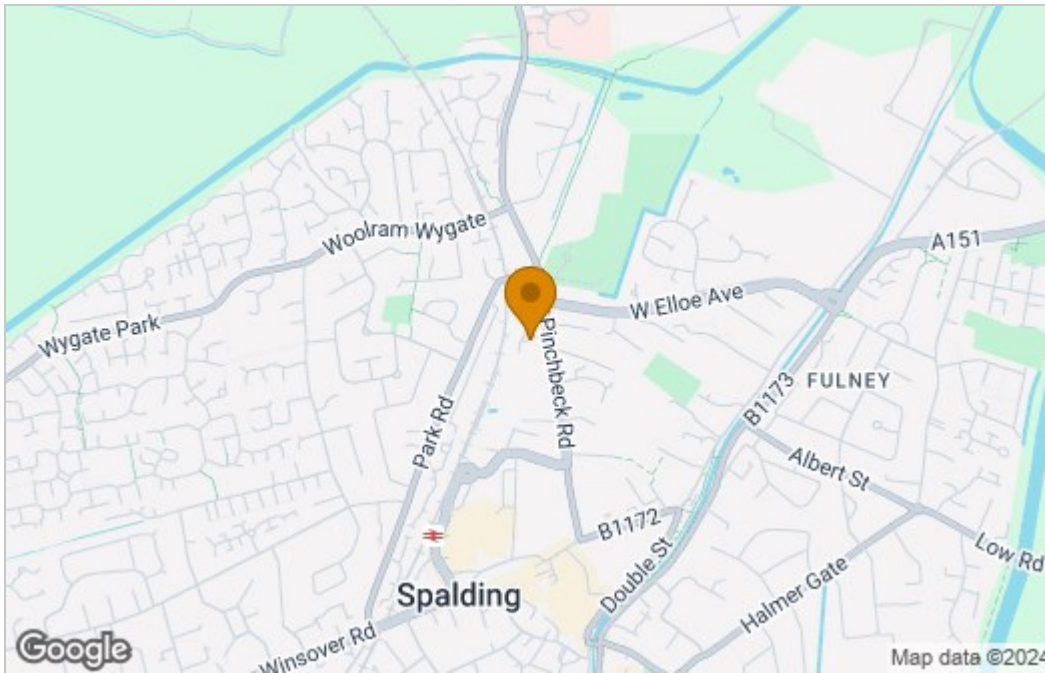
## Viewing Arrangements

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.

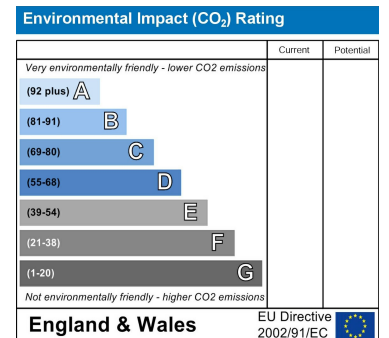
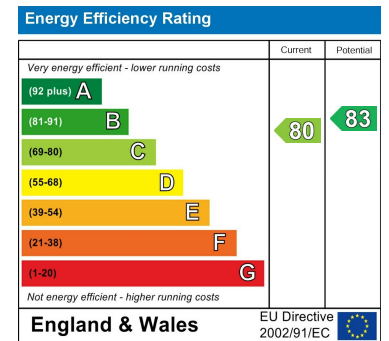
Floor Plan



Area Map



Energy Efficiency Graph



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