



8 Harrington House, Spalding, PE11 1RY

£135,000

- Town Centre Location
- Gas Combi Boiler
- Two Double Bedrooms
- Lift in Foyer
- Executive Apartments
- Neutral Decor
- Great Size Rooms
- No Forward Chain

****An executive apartment that truly stands out from the rest.**** This stunning development offers more than just great looks, it also comes with the added convenience of a lift in the foyer. Featuring generously sized rooms, neutral décor, and no forward chain, this could be the perfect new bolt hole for you.

Entrance Hall

Skimmed walls and ceiling. Storage cupboard. Wooden entrance door.

Lounge 13'10" x 15'7" (4.22 x 4.76)



Carpet flooring, skirting, skimmed ceiling Upvc bay window to the front. Radiator. Range of power points.

Kitchen 7'10" x 9'9" (2.39 x 2.97)



Fully fitted kitchen with a matching range of base and eye level units with dishwasher, washing machine, microwave and cooker. Wall mounted gas combi boiler.

Bedroom One 11'7" x 11'5" (3.53 x 3.47)



Carpet flooring, skirting, skimmed ceiling Upvc bay window to the front. Radiator. Range of power points.

Bedroom Two 11'7" x 9'2" (3.52 x 2.80)



Carpet flooring, skirting, skimmed ceiling Upvc bay window to the front. Radiator. Range of power points.

Bathroom 9'1" x 5'7" (2.78 x 1.71)



Fully fitted bathroom with sit in shower, WC unit and hand wash basin. Fully tiled walls and flooring.

Communal Area

Access from the road but only with a fob. Step into the great size entrance hall where you can either use this staircase or lift to go to the apartments

Outside

To the rear you gated access with parking for one vehicle

Property Postcode

For location purposes the postcode of this property is: PE11 1RY

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.

Verified Material Information

Tenure: Leasehold
Council tax band: B
Annual charge: £1345.62
Property construction: 2004
Electricity supply:
Solar Panels: None
Other electricity sources: none
Water supply: Anglian Water
Sewerage: Yes
Heating: Gas
Heating features: None
Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast.
Mobile coverage: As stated by Ofcom, Indoor - EE,

Three and O2 is Likely over Voice and Data. Vodafone is Limited.

Parking: Gated secured parking with one allocated parking space

Building safety issues: none

Restrictions: none

Public right of way: no

Flood risk: no

Coastal erosion risk: no

Japanese Knotweed: no

Planning permission: no

Accessibility and adaptations: no

Coalfield or mining area: no

Energy Performance rating: C

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 firm's 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.

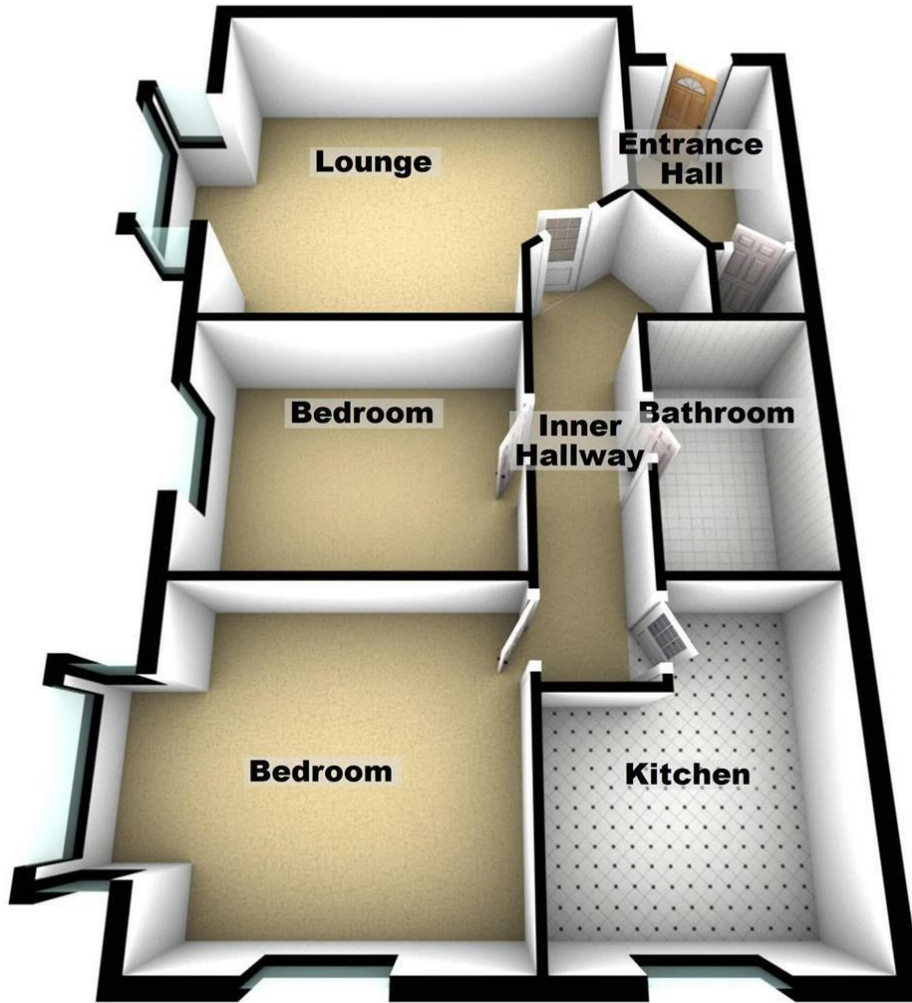
Ark Property Centre

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.

Floor Plan

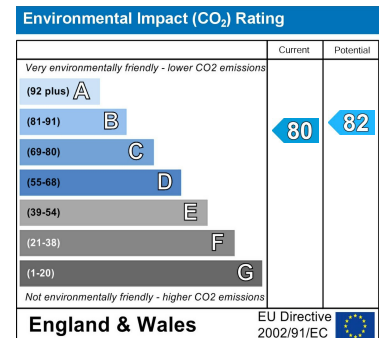
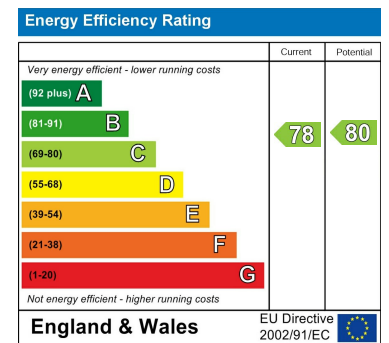
Ground Floor



Area Map



Energy Efficiency Graph



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