



Apartment 12, Harrington House Broad Street, Spalding, PE11 1RY

£140,000

- Executive apartment offering exceptional style and convenience.
- Located in the heart of the town centre for easy access to amenities.
- Features a lift directly accessible from the foyer.
- Spacious rooms designed for comfort and functionality.
- Secure, gated allocated parking for added peace of mind.
- Chain-free property, simplifying the purchasing process.

An executive 2nd floor apartment that sets itself apart. This remarkable property combines striking aesthetics with practical convenience, including a lift directly accessible from the foyer. Located in the heart of the town centre, it offers easy access to local amenities. With spacious rooms, a tasteful neutral décor, secure gated allocated parking, and the advantage of being chain-free, this apartment is the ideal retreat or new home for discerning buyers.

Communal Landing



Shared storage cupboard. Communal lift.

Entrance Hall 5'5" x 6'1" (1.66m x 1.87m)



Skimmed ceiling. Radiator. Built in storage cupboard with mains water stop cock. Built in cupboard with shelving. Wood flooring. Wall mounted electric consumer unit.

Hallway 19'0" x 6'4" narrowing to 3'4" (5.81m x 1.94m narrowing to 1.04m)



Skimmed ceiling. Radiator. Wood flooring. Wall mounted programmable central heating thermostat.

Lounge 18'9" x 13'7" (max including bay) (5.72m x 4.15m (max including bay))



Double glazed bay window to front with built in feature window seat. Skimmed ceiling. Radiator. Electric fire place.



Kitchen 12'0" x 9'5" (max) (3.68m x 2.88m (max))



Double glazed window to side. Skimmed ceiling. Wood flooring. Radiator. Fully fitted kitchen with matching base and eye level units. Work surfaces and tiled splash backs. 4 ring electric induction hob with stainless steel extractor hood over and integrated oven and grill under. Stainless steel sink and drainer with chrome mixer tap over. Integrated fridge freezer. Integrated washing machine/dryer. Integrated slimline dishwasher. Wall mounted mains gas Worcester central heating boiler.



Shower Room 8'9" x 5'4" (2.69m x 1.64m)



Fitted with a 3 piece suite comprising oversized walk in shower enclosure with electric shower. Ceramic wash hand basin. Concealed cistern WC with push button flush with built in vanity unit and storage. Skimmed ceiling. Extractor fan. Vinyl floor. Radiator. Electric shaver point.



Bedroom 1 14'11" x 11'9" (max) (4.55m x 3.60m (max))



Double glazed bay window to front and side. Skimmed ceiling. Radiator.

Bedroom 2 11'5" x 8'10" (3.49m x 2.71m)



Double glazed window to front. Skimmed ceiling. Radiator.

Outside

Private parking space to the rear in a secure, gated area.

**Property Postcode**

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

Additional Information

PLEASE NOTE:

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

Verified Material Information

Tenure: Leasehold

Council tax band: B

Annual charge: Ground rent: £50 per annum.

Service charge: £1345.41 per annum.

Property construction: Brick Built

Electricity supply: British Gas

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas central heating - Gas boiler was new in December 2021 and still under the five year guarantee.

Heating features: No

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data. O2 is Likely over Voice and Data. Vodafone is Limited over Voice and Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Secure Gated Parking at the rear of the property with designated space.

Building safety issues: No

Restrictions: No

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: TBC

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.

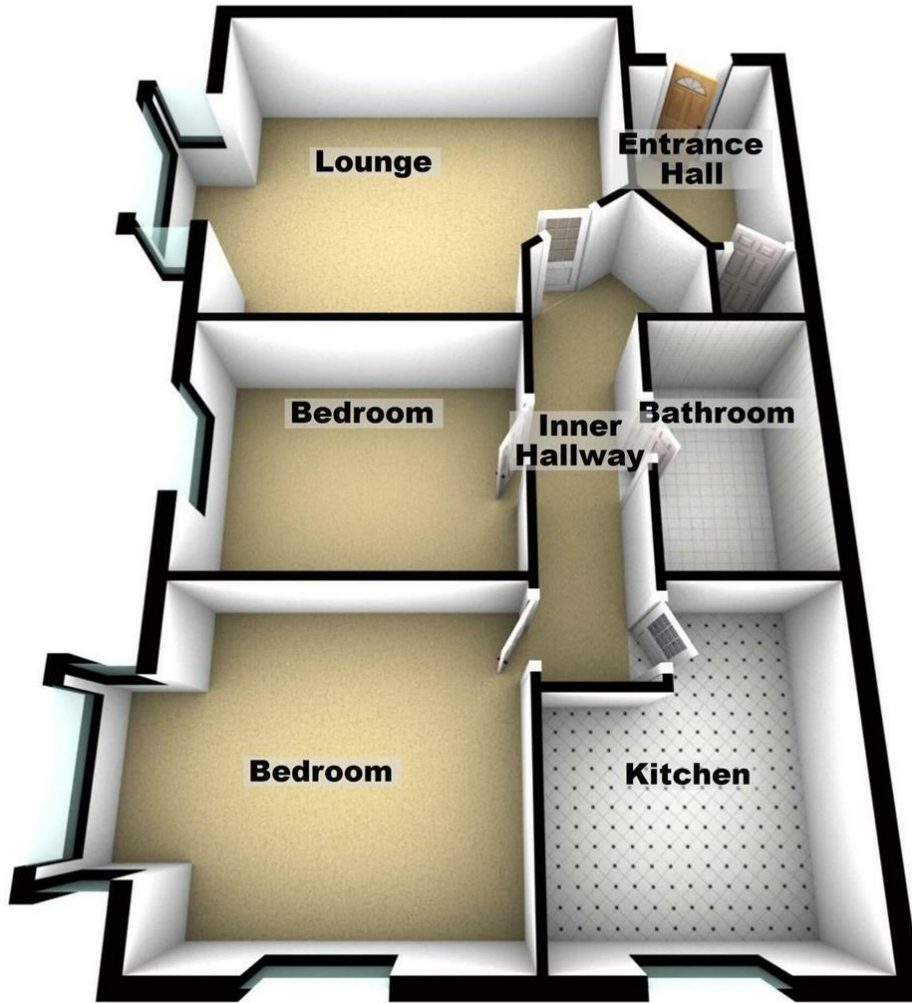
We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

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

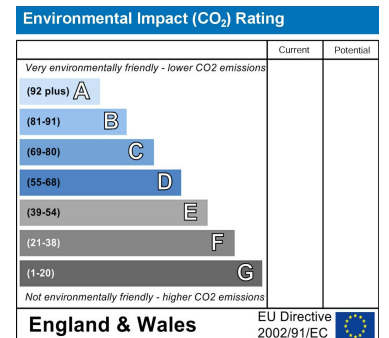
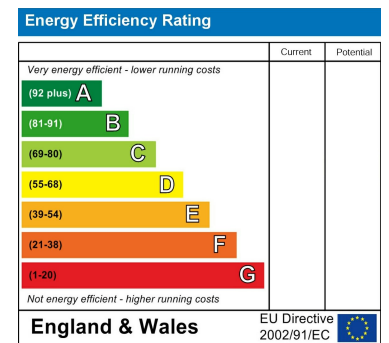
Ground Floor



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a 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 the authority to make or give any representation or warranty in respect of the property.

6 New Road, Spalding, Lincolnshire, PE11 1DQ
 Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

