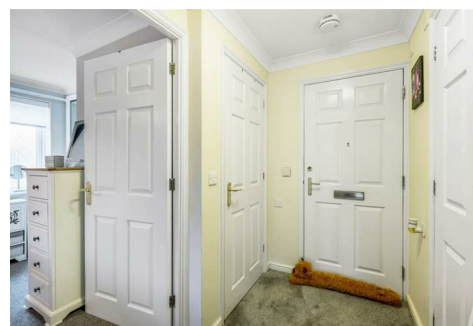




48 Pool Close, Spalding, PE11 1GZ

£75,000

- Second floor apartment
- Juliette balcony
- Overlooking gardens
- Well presented throughout
- Modern newly fitted kitchen
- Re-fitted shower room
- Within easy access of Spalding town centre
- Over 55s development
- Secured entrance into development
- No chain

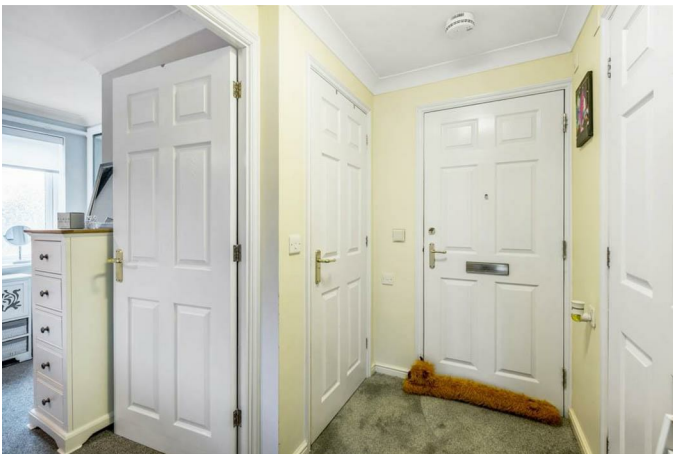
Welcome to Swallows Court, a spacious and beautifully presented one bedroom apartment, ideally situated on the second floor of this popular over 55s development.

Located just a short walk from Spalding town centre, this lovely apartment offers convenient access to local shops, cafés, and amenities, making it the perfect choice for those seeking both comfort and convenience.

The property has a newly fitted shower and a recently refurbished kitchen, giving it a fresh and inviting feel from the moment you step inside. Well maintained and ready to move straight into, this apartment offers a warm and welcoming place to call home.

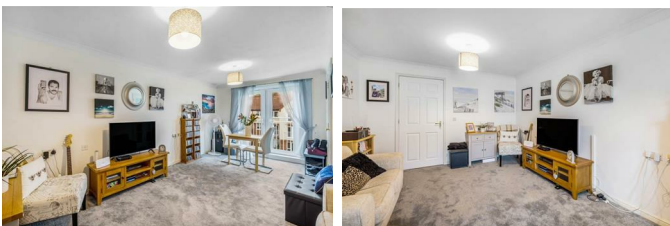
Accessed via a secure entrance and communal hallway, with a lift to all floors, the apartment provides comfortable and well-maintained living space in a supportive, community-focused environment.

Entrance Hall



Coved ceiling. Loft access. Careline pull cord. Built-in storage cupboard houses the boiler and consumer unit, with slatted shelving.

Lounge/Dining Room 17'6" x 11'2" (5.35m x 3.41m)



UPVC double glazed window to the front, and

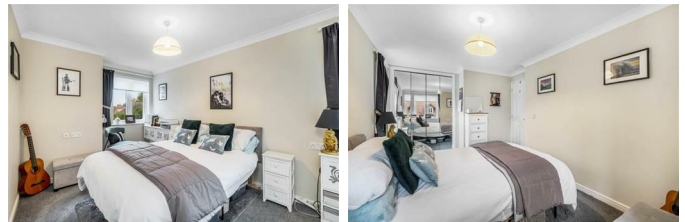
French doors opening onto a Juliette balcony. Electric heating. Double doors leading to the kitchen.

Kitchen 8'11" x 5'9" (2.72m x 1.76m)



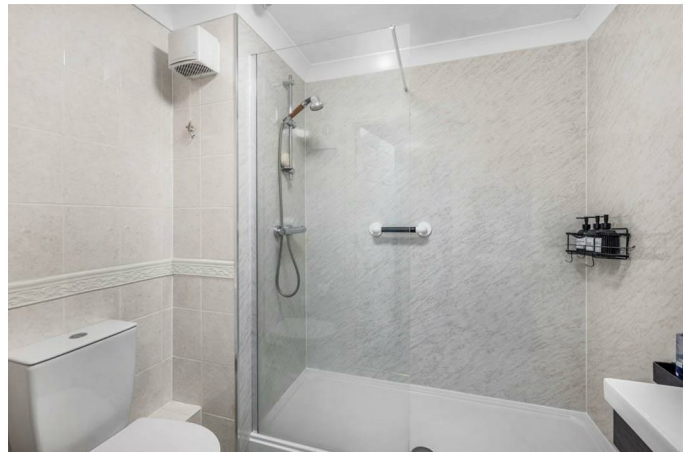
Fitted with a range of base and wall units. Tiled splashbacks. Integrated appliances including an AEG ceramic hob, eye-level electric oven, fridge, and freezer. Stainless steel sink with mixer tap over.

Bedroom 17'1" x 8'7" (5.22m x 2.62m)



UPVC double glazed window to the side. Large built-in wardrobe. Electric heating.

Bathroom 6'10" x 5'6" (2.09m x 1.70m)



Walk-in shower with thermostatic controls, Toilet. Wash hand basin set into a vanity unit with storage below and mirror above. Heated towel rail. Extractor fan. Wall mounted heater.

Development Features

Located in Phase I of Swallows Court, residents enjoy access to:

Secure entry system

House manager on site

Emergency 24-hour call system

Resident lounge

Laundry room

Landscaped gardens

Lift to all floors

Ample resident and visitor parking

Property Postcode

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

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 105 year remaining

Council tax band: A

Annual charge: Leasehold & Charges

Ground Rent: £425 per annum

Service Charge: £3,254 per annum

Property construction: Brick built

Electricity supply: British Gas

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water paid by freeholder

Sewerage: Mains

Heating: Electric heating

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 Limited over Voice and Data. O2 is Limited 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: Communal parking

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - low. Rivers and the sea - medium. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Coastal erosion risk: No

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: C74

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.

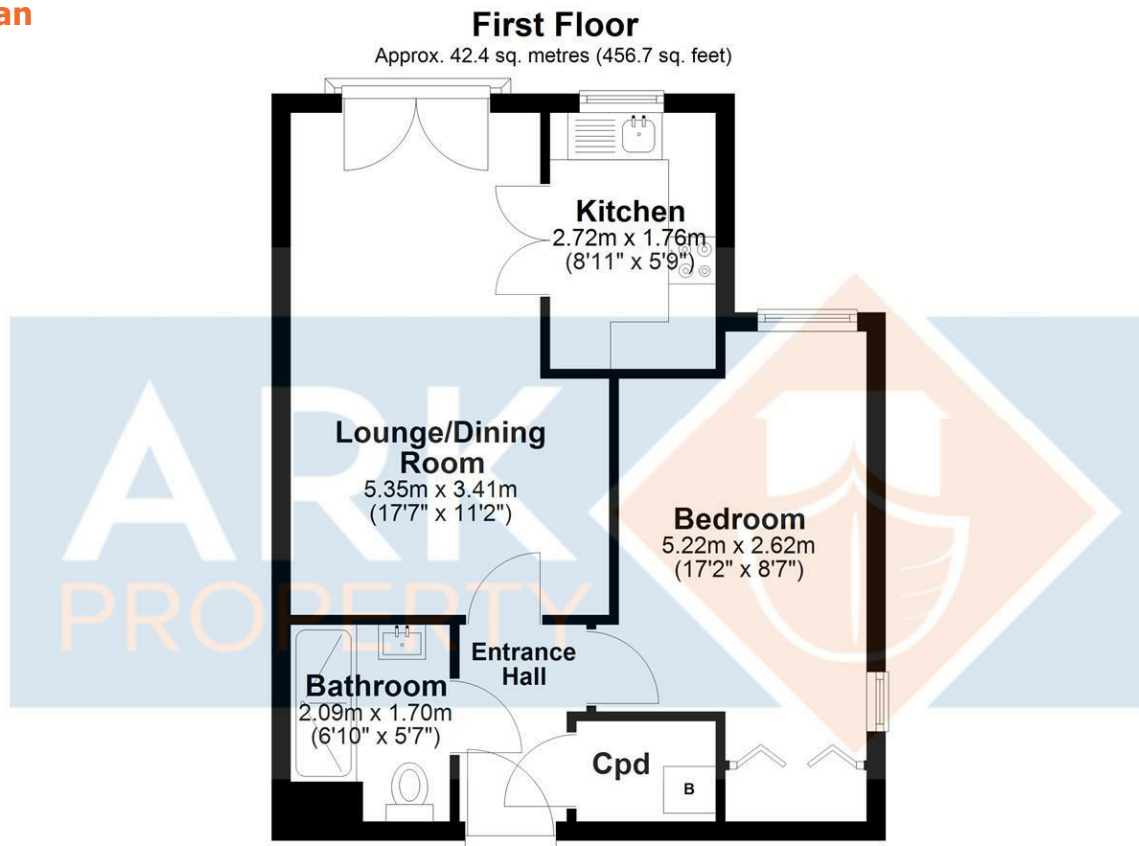
We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

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.

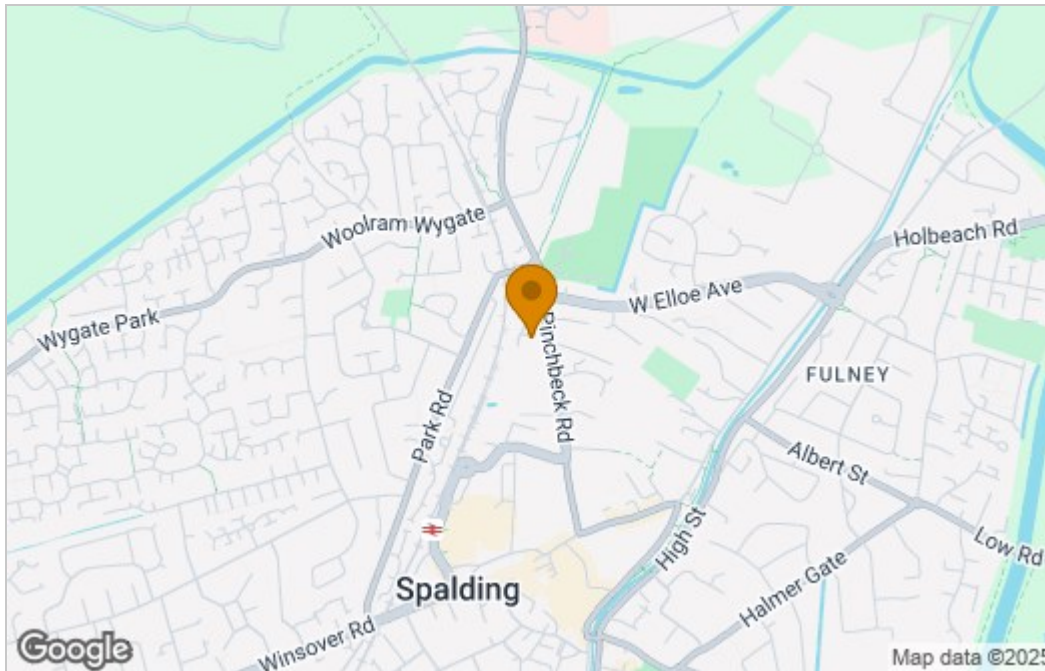
Floor Plan



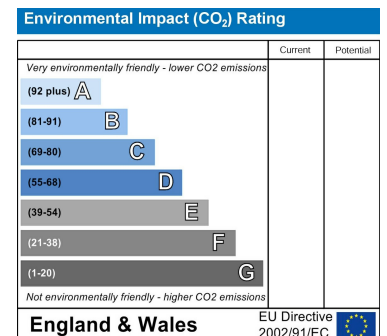
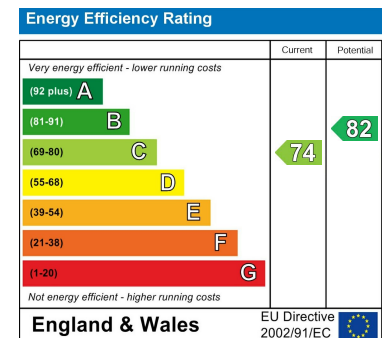
Total area: approx. 42.4 sq. metres (456.7 sq. feet)

All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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