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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



8 Merchants House, High Street, Spalding PE11 1TQ

GUIDE PRICE - £85,000 Leasehold

- Second Floor Apartment
- Central Town Location
- Lounge, Breakfast Kitchen
- 2 Bedrooms, Bathroom
- Viewing Recommended

Modern second floor apartment overlooking the River Welland. Central to all town amenities. Allocated parking to the rear. Immediate vacant possession. Private entrance hall, lounge, 2 bedrooms, breakfast kitchen and bathroom. Recently redecorated with new flooring.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



ACCOMMODATION

Having entered the building via the front door, ascend two staircases to the second floor landing and then through the private entrance door into No. 8 leading to:

ENTRANCE LOBBY

5' 4" x 3' 4" (1.64m x 1.02m) Recessed ceiling light, coved cornice, carpet, door to:

INNER HALLWAY

7' 5" x 3' 4" (2.27m x 1.02m) Central heating timer control unit, access to loft space, recessed ceiling lights, smoke alarm, doors arranged off to:



LOUNGE

14' 8" x 9' 7" (4.49m x 2.94m) Window to the front elevation overlooking the River, fitted carpet, double radiator, coved cornice, ceiling light, TV point, telephone point.

BREAKFAST KITCHEN

11' 7" x 8' 5" (3.55m x 2.59m) plus door recess Window to the front elevation overlooking the River, fitted breakfast bar, radiator, built-in electric oven and gas hob, extractor fan, wall mounted Alpha gas fired central heating boiler, range of base cupboards and drawers, roll edged worktops with inset single drainer stainless steel sink unit, tiled splashback, eye level wall cupboards, Indesit automatic washing machine, vinyl floor covering, fluorescent strip light, coved cornice, smoke alarm.



BEDROOM 1

11' 11" x 9' 6" (3.64m x 2.92m) Window to the rear elevation overlooking the courtyard, coved cornice, ceiling light, telephone point, radiator.

BEDROOM 2

9' 4" x 8' 6" (2.86m x 2.60m) plus door recess. Window to the rear elevation overlooking the courtyard, coved cornice, ceiling light, double radiator, recessed single wardrobe with hanging rail and shelf.



BATHROOM

5' 10" x 6' 8" (1.79m x 2.04m) Three piece suite comprising panelled bath with shower over and glazed screen, tiled surround, pedestal wash hand basin and low level WC, radiator, vinyl floor covering, extractor fan, coved cornice, ceiling light, linen cupboard.

EXTERIOR

The property is approached to the front from the High Street where there is a railed area near the front door and access to the front door. To the rear there is allocated parking with vehicular access from Bath Lane.



DIRECTIONS

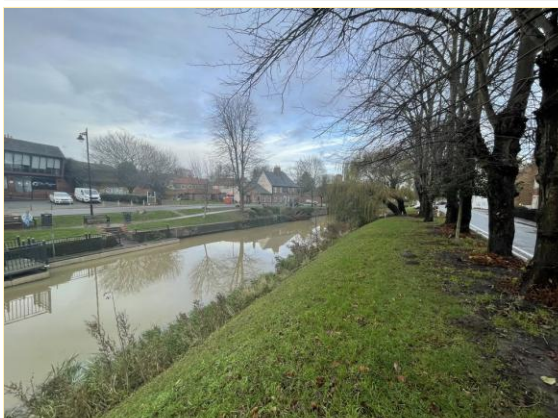
The property is situated close to the centre of Spalding and if travelling by car from the Agents offices proceed along New Road continue into Westlode Street, turn left at the end into Albion Street, proceed alongside the River to the roundabout. Take the fourth exit, returning along the other Bank of the River along Commercial Road, continue into the one way system along the High Street, take a left hand turning into Bath Lane and the parking area to Merchants House is situated on the right hand side.

AMENITIES

Spalding offers a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations.

SERVICE CHARGE/RESERVE FUND

The annual service charge and ground rent for 2024 is £2119.32.



THINKING OF SELLING YOUR HOME?

If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist



TENURE

Leasehold – The Lease expires 31st December 2121.

SERVICES

All Mains

COUNCIL TAX BAND

Band A

LOCAL AUTHORITIES

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

R. Longstaff & Co LLP, their dients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their dient(s) or otherwise. All areas, measurements or distances are approximate. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

Ref: S10411

ADDRESS

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Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

Current Potential

77

78

