

EST 1770



Longstaff^{COM}

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



11 Peacock Court, Sutton Bridge PE12 9SB

£60,000 Leasehold

- Ground Floor Leasehold Flat
- Walking Distance of Amenities
- Sitting Room, Kitchen
- Bedroom, Shower Room
- Ideal First Time Buy/Investment

Ground floor one bedroom flat in convenient location handy for all local amenities. Electric storage heaters, communal outside garden space. Allocated parking space. No onward chain.

SPALDING 01775 766766 BOURNE 01778 420406

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



ACCOMMODATION

Obscure glazed panelled side entrance door leading into:

KITCHEN

10' 7" x 4' 11" (3.24m x 1.52m) Single drainer stainless steel sink unit, worktops, base cupboards, eye level wall cupboards, intermediate wall tiling, plumbing and space for washing machine, further appliance space, built-in electric oven, hob and extractor, ceiling spotlights, arch to:

SITTING ROOM

11' 6" x 10' 8" (3.52m x 3.26m) 2 storage heaters, fitted carpet, coved and textured ceiling, ceiling light, TV aerial point, leaded light timber sealed unit double glazed window to the front elevation.



Also from the Kitchen door to:

INNER LOBBY

Built-in store cupboard, doors arranged off to:

SHOWER ROOM

5' 9" x 5' 9" (1.77m x 1.77m) Shower cabinet with fitted electric shower, low level WC, pedestal wash hand basin, leaded light obscure glazed window, shaver point, fan heater.

BEDROOM

14' 1" x 10' 8" (4.31m maximum x 3.27m) Fitted carpet, fuse box, Airing Cupboard housing the hot water cylinder, night storage heater, coved and textured ceiling, leaded light timber sealed unit double glazed window to the rear elevation.

EXTERIOR

Side gated access to the entrance door and communal garden/drying area to the rear.

ALLOCATED PARKING SPACE

To the rear of the communal gardens.

DIRECTIONS

From Spalding proceed in an easterly direction along the A151 to Holbeach leading on to the A17, continuing eastbound to Sutton Bridge. On turning left into Bridge Road from the roundabout adjacent to the bridge itself continue along this road and the property is situated on the right hand side.

AMENITIES

All local amenities are within easy walking distance including a range of shops, leisure facilities, pubs, primary school etc. Easy onward access to Kings Lynn, Spalding and Peterborough.

LEASEHOLD INFORMATION

The original lease for the property dated the 29th October 1991 was for a period of 999 years subject to normal leasehold provisions including rent payment and other matters. A copy of the lease will be available to interested parties and will be provided to a purchaser's solicitors by the vendor's solicitor at the appropriate time. The ground rent is a nominal amount subject and in addition, Management Company charges for upkeep of the common parts and other elements of the property. Contribution towards the estate is on a one sixth basis.

Awaiting floorplan

Awaiting EPC

TENURE Leasehold

SERVICES Mains electricity, water and drainage.

COUNCIL TAX 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 dlients 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 dlient(s) or otherwise. All areas, measurements or distances are approximate.. Floor plans are provided for illustrative purposes only and are not necessarily to scale. 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.

Ref: S11892

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.

ADDRESS

R. Longstaff & Co LLP.
5 New Road
Spalding
Lincolnshire
PE11 1BS

CONTACT

T: 01775 766766
E: spalding@longstaff.co.uk
www.longstaff.co.uk