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# Longstaff<sup>COM</sup>

SPALDING RESIDENTIAL: 01775 766766 [www.longstaff.com](http://www.longstaff.com)



## 1 Swallows Court, Spalding PE11 1GZ

**£129,995 Leasehold**

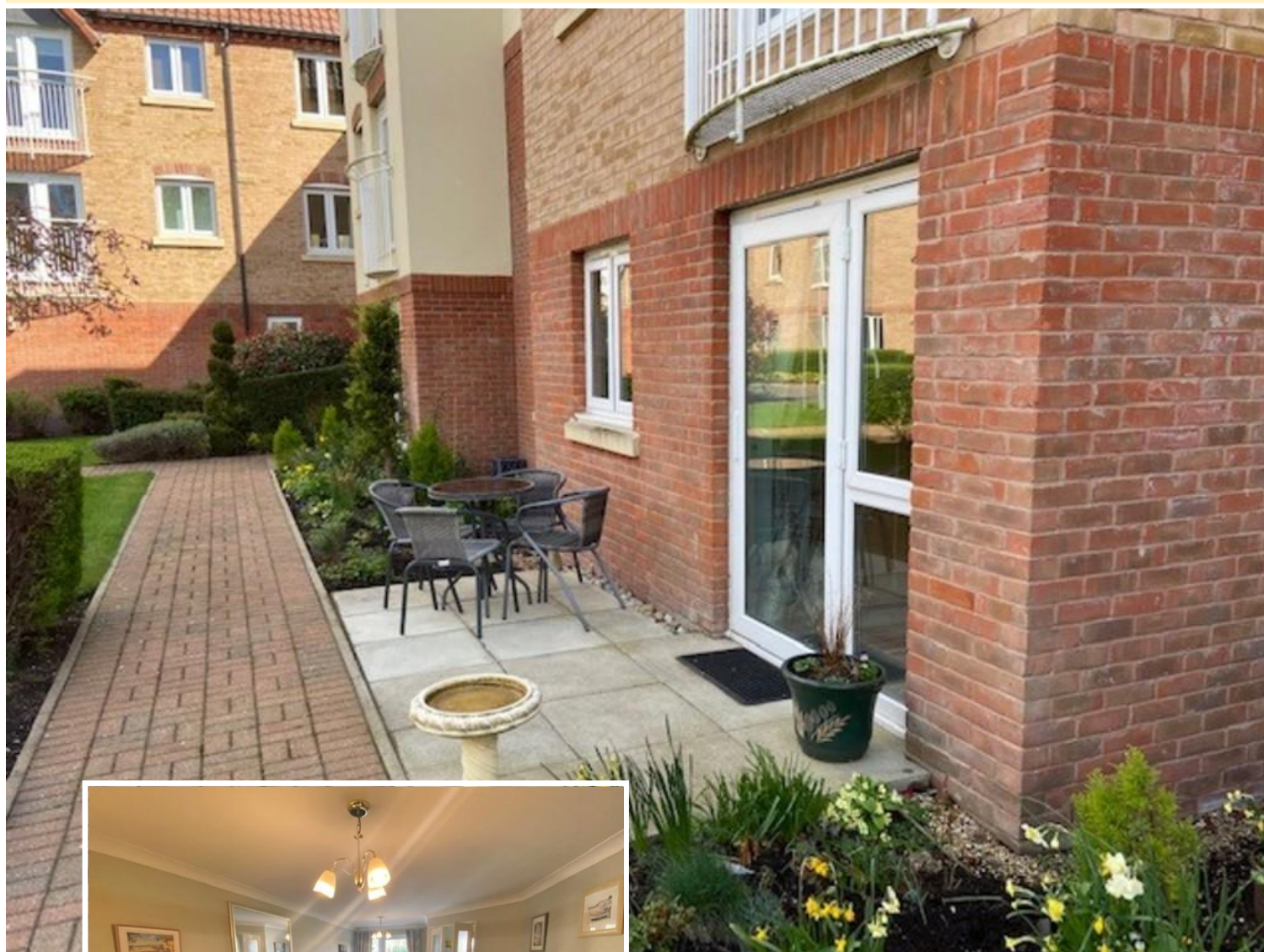
- 2 Bedrooms
- Ground Floor with Private Patio
- No Onward Chain
- Walking Distance of Town
- Viewing Recommended

GROUND FLOOR 2 BEDROOM APARTMENT within McCarthy & Stone development for the over 60's. Situated at the front of the building, this property has its own private entrance door via the patio/seating area that can also be accessed through the main communal corridors. Lounge diner, kitchen, 2 bedrooms, bathroom. Inspection highly recommended.

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

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#### **ACCOMMODATION**

From the internal door from the main Hallway access is gained to:

#### **RECEPTION HALL**

13' 10" x 3' 10" (4.24m x 1.18m) Electric storage heater, 2 ceiling lights, coved cornice, smoke alarm, Tuns tall call bell intercom entry service, large built-in shelved store cupboard, second store cupboard and large Airing Cupboard housing the Gledhill electric boiler, shelving, electric meter and consumer unit, door to:

#### **BEDROOM 1**

13' 11" x 9' 6" (4.26m x 2.92m) UPVC window, fitted 4 door wardrobe unit, coved cornice, ceiling light, electric storage heater.





#### **MODERN SHOWER ROOM**

6' 9" x 5' 10" (2.06m x 1.80m) Recently refitted with a large walk-in shower enclosure with washable fibre board, hand basin with vanity storage unit with 3 drawers and mixer tap, low level WC with push button flush, extractor fan, ceiling light.

#### **BEDROOM 2**

11' 9" x 9' 2" (3.60m x 2.81m) maximum plus door recess. UPVC window, electric storage heater, coved cornice, ceiling light.

#### **LOUNGE DINER**

24' 7" x 10' 8" (7.50m x 3.26m) maximum Coved cornice, 2 pendant light fittings, coal effect electric fire with attractive decorative surround, telephone point, TV point, electric storage heater, glazed French door with opening side panel opening on to private patio/seating area.

#### **KITCHEN**

7' 7" x 7' 1" (2.32m x 2.17m) average A wedge shaped room with fitted worktops, base cupboards and drawers, eye level wall cupboards, intermediate wall tiling, multi speed cooker hood, AEG electric oven and ceramic hob, plumbing and space for washing machine, built-in refrigerator and freezer, plumbed in automatic washing machine, Dimplex fan heater, coved cornice, fluorescent strip light, UPVC window.

#### **EXTERIOR**

The property can be accessed via the main front entrance door or rear entrance door to the 'Swallows Court Phase I' building which is the left hand side of Pool Close as approached from Pinchbeck Road. Alternatively there is a private French door from the patio on the north side of the bungalow and the property enjoys its own private paved patio in addition to having use of the communal gardens.

#### **DIRECTIONS**

From the Agents Spalding Office proceed along New Road to the traffic lights, turn left on to Pinchbeck Road, proceed over the next set of lights and the development is on the left hand side with car parking to the rear.

#### **AMENITIES**

The town has a wide range of shopping, banking, leisure, commercial and educational facilities along with the Springfields Shopping Outlet, Festival Gardens and Spalding Golf Course. The cathedral city of Peterborough is approximately 19 miles to the south and has a fast train link with London's Kings Cross (minimum journey time 50 minutes).

#### **GENERAL INFORMATION**

Ground rent is charged at £450 per annum.

The service charge is currently £3969.69 per annum.

Swallows Court has various facilities for the comfort and convenience of its occupants and their visitors including a guest suite which is available to hire for a nightly charge, a fully equipped laundry room, a house manager, 24 hour carline system, security entrance system, intruders/smoke alarm, residents lounge with communal fitted kitchen, elevators, ample car parking for residents and guests, landscaped and maintained communal gardens.

# 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82   B	84   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## TENURE

Leasehold

## SERVICES

Mains water, electricity and drainage. There is no gas to the property.

## COUNCIL TAX BAND

Band B

## LOCAL AUTHORITIES

South Holland District Council 01775 761161  
Anglian Water Services Ltd. 0800 919155  
Lincolnshire County Council 01522 552222

## PARTICULARS CONTENT

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 do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

## ROOM SIZE ACCURACY

Room sizes are quoted in metric to the nearest one tenth of a metre on a wall to wall basis. The imperial measurement is approximate and only intended as a guide for those not fully conversant with metric measurements.

## APPARATUS AND SERVICES

The apparatus and services in this property have not been tested by the agents and we cannot guarantee they are present or in working order. Buyers must check these.

## Ref: S10768

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

## ADDRESS

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Produced: 14 April 2021