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14 Leiden Fields, Spalding PE11 3EQ

BELVOIR!

£110,000



Key Features

- > GROUND FLOOR APARTMENT
- > FOR THE OVER 55'S
- > ONE BEDROOM
- > COMMUNITY CENTRE
- > LHP-LIFELINE SERVICE
- > ALLOCATED PARKING
- > Tenure: Leasehold
- > EPC rating C

This well-located ground floor flat presents a practical and accessible living space, designed specifically with the comfort and needs of residents aged over fifty-five in mind. The property features one bedroom and a spacious lounge, carefully planned to optimise both space and functionality. The fitted kitchen offers convenience and utility, providing a dedicated area for meal preparation and storage. A particular highlight is the large shower and wet room, which is especially suited to those seeking enhanced accessibility and ease of use.

The apartment also benefits from allocated parking, ensuring a designated space for residents or visitors. In addition, the property's leasehold tenure offers a secure arrangement, and the flat's ground floor position further enhances its accessibility. Thoughtfully constructed to support residents with mobility considerations, this home forms part of a community with shared amenities, including access to a community centre aimed at fostering social engagement and connection among residents.

Local area

The flat is situated in Spalding, a market town that provides a range of local amenities and services to support daily living, as well as transport connections to surrounding areas. The town's community atmosphere ensures a suitable setting for residents seeking both convenience and accessibility in their local environment.



FRONT

Easy access ramp with rail leading to:

ENTRANCE

UPVC double glazed door, UPVC double glazed windows to the front and side elevations, internal UPVC double glazed door to entrance hall.

HALLWAY

Radiator, airing cupboards housing hot water tank.

BEDROOM

11'10" x 10'2" (3.6m x 3.1m)

UPVC double glazed window to the front and box bay UPVC double glazed window to the side elevation, radiator.

LOUNGE

16'1" x 11'11" (4.9m x 3.6m)

UPVC double glazed window to the side and rear elevation, radiator, feature fire surround with gas fire.

KITCHEN

11'10" x 7'11" (3.6m x 2.4m)

UPVC double glazed window to the side elevation, range of fitted base and wall units, sink unit with mixer taps over, space for washing machine and cooker, wall mounted boiler, radiator.

SHOWER ROOM

UPVC double glazed window to the front elevation, spacious room with easy access shower, WC and wash hand basin, radiator.

EXTERNALLY

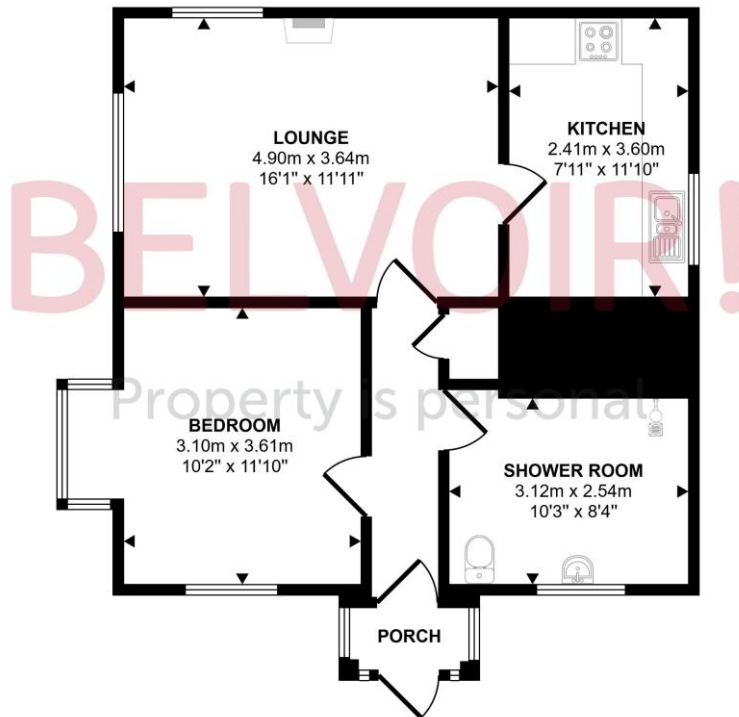
Communal areas, access to clothes drying area, Allocated parking space.

AGENTS NOTE

Leasehold, it is 999 years from 1988

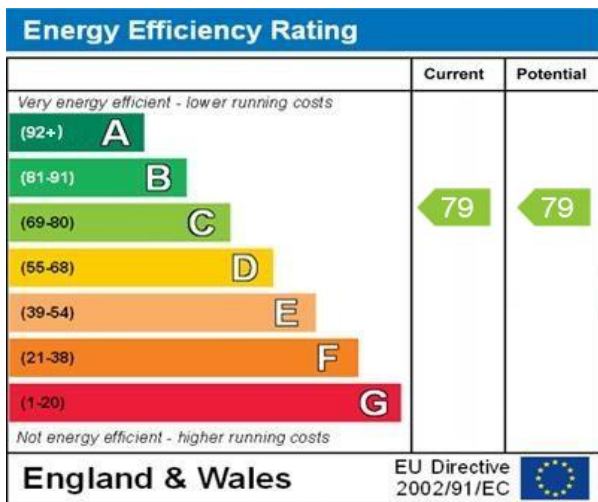
the current Service Charge is £100.00 per month paid on the 1st of each month by Standing order to Leiden Fields Management Company Ltd. The Service Charge consists of contributions to the following; LHP – Lifeline Service inc of Monitoring for residents, Landscaping for the grounds at Leiden Fields, Maintenance of Guttering on all properties, Maintenance / painting of facias & soffits, Community Centre running costs Salary and related costs for employment of Company Secretary, Accountants fees, Community Centre Buildings Insurance. The Buildings Insurance for No 14 Leiden Fields from 2nd April until 31st March 2027 IS £122.22. Community Centre with on-site manager on duty weekday mornings. Regular coffee mornings.

Approx Gross Internal Area
55 sq m / 590 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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