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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



26 Georgian Court, Spalding PE11 2QT

£64,950 Leasehold

- First Floor Apartment for the Over 60's
- Double Bedroom and Bathroom
- Spacious Lounge/Diner, Kitchen
- No Chain
- Viewing Recommended

Well presented spacious one bedroom Apartment with hallway, L shaped lounge diner, kitchen, double bedroom and bathroom. Popular McCarthy & Stone development with residents lounge, communal gardens and car parking, convenient for Spalding town centre. Over 60's only.

SPALDING 01775 766766 BOURNE 01778 420406



ACCOMMODATION Entrance from the car park through the main reception area with staircase or lift accessing the first floor level. Private entrance door to:

HALLWAY 7' 8" x 6' 11" (2.35m x 2.11m) maximum
Ceiling light, coved and textured ceiling, walk-in Airing Cupboard with hot water cylinder, fuse box and shelving.

L SHAPED LOUNGE DINER

LOUNGE AREA 20' 3" x 10' 6" (6.18m x 3.22m) 2 ceiling lights, night storage heater, TV point, telephone point, glazed French doors on to a Juliette balcony with views overlooking the gardens and car park area, square arch to:



DINING AREA 7' 11" x 7' 3" (2.42m x 2.21m) maximum Night storage heater, ceiling light, window.

From the Lounge double obscure glazed doors open into:

KITCHEN 7' 6" x 7' 1" (2.31m x 2.16m) average Window overlooking the gardens, single drainer stainless steel sink unit with mixer tap, worktops, base cupboards and drawers, intermediate wall tiles, eye level wall cupboards, electric oven, hob and extractor, space for under counter fridge and freezer, strip light, coved and textured ceiling, vinyl floor covering.

DOUBLE BEDROOM 15' 10" x 9' 2" (4.84m x 2.81m) maximum Mirrored door wardrobe unit, TV point, telephone point, night storage heater, ceiling light, window, coved and textured ceiling.

BATHROOM 5' 9" x 6' 9" (1.77m x 2.08m) maximum Panelled bath with shower over, low level WC, wash hand basin, tiled walls, extractor fan, fan heater.

SERVICES Mains water, electricity and drainage. Electric storage heaters.

DIRECTIONS From the centre of Spalding at the High Bridge proceed into London Road along the west bank of the River Welland and the Georgian Court complex is situated on the right hand side on the corner of Haverfield Road with vehicular access to the car park off Haverfield Road. Spalding town centre is a pleasant walk away with a range of shopping, banking, leisure, commercial and educational facilities along with bus and railway stations.

AMENITIES

Spalding is an historic market town situated along the River Welland which offers a wide variety of wildlife and a water taxi service to and from the attractive Springfields shopping centre and landscaped gardens. The historic Ayscoughfee Hall and gardens normally have a regular programme of events and exhibitions and the South Holland Centre provides cinema, theatrical and musical events. The town has a railway station, a wide range of shopping (including a twice weekly market), banking, leisure, commercial and educational facilities together with museums, restaurants, cafes and public houses. There is a nearby golf course. There are good road and rail links to Peterborough and the A1 with connections to London Kings Cross within less than an hour.

GROUND RENT/SERVICE CHARGE

The current ground rent charged at £774.40 per annum. The service charge is currently £2791.52 per annum.

Included within the service charge is buildings insurance, water/drainage rates, window cleaning, gardening/grounds maintenance, electricity and cleaning of communal areas, repairs and maintenance of the lift, fire systems, laundry room etc. Employment of manager and emergency call with monitoring service and all professional management fees and audit fees. A full breakdown will be available upon negotiation of a sale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TENURE Leasehold

SERVICES See Note

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

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Ref: S11990

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

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