



**Flat 1 Ayscough Avenue, Spalding PE11 2QB**

**welcome to**

**Flat 1 Ayscough Avenue, Spalding**

One double bedroom flat, OUTSKIRTS OF TOWN & AVAILABLE WITH NO CHAIN. Open plan lounge & kitchen. Family bathroom with three piece suite. COMMUNAL PARKING TO THE FRONT & WITHIN EASY ACCESS OF A RANGE OF AMENITIES. EPC RATING C - 76



**Entrance Hall**

Having loft access and built-in cupboard

**Lounge**

16' 1" x 10' 7" ( 4.90m x 3.23m )

**Kitchen**

8' 4" x 6' 6" ( 2.54m x 1.98m )

Having a range of wall and base units, work surfaces and a single bowl stainless steel sink. Integrated electric oven, four ring gas hob and extractor. Space for washing machine and fridge freezer. Wall mounted gas boiler

**Bedroom 1**

12' 1" x 10' 8" ( 3.68m x 3.25m )

**Bathroom**

5' 7" x 5' 10" ( 1.70m x 1.78m )

Comprising three piece suite of WC, pedestal sink and bath. Extractor and tiled floor

**Agents Note**

Buyers should be aware that the property is leasehold but the instructing party have provided no details regarding this



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welcome to

## Flat 1 Ayscough Avenue, Spalding

- ONE BEDROOM FLAT WITHIN CLOSE PROXIMITY OF SPALDING TOWN CENTRE
- OPEN PLAN LOUNGE & KITCHEN
- FAMILY BATHROOM WITH THREE PIECE SUITE
- COMMUNAL PARKING
- AVAILABLE WITH NO CHAIN

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

**£82,500**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SDG113436 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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