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## 47 Swallows Court, Spalding PE11 1GZ

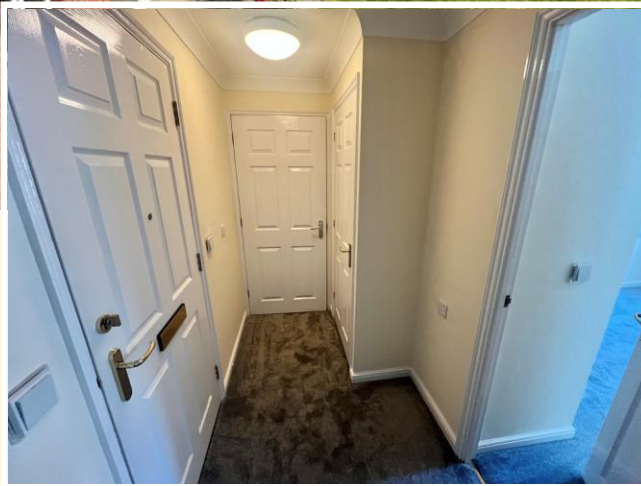
**£49,950 Leasehold**

- Newly Decorated and Carpeted
- One Double Bedroom
- Kitchen / Diner
- Close to Town Location
- No onward chain

Newly decorated and carpeted, one bedroom, second floor apartment within the popular McCarthy and Stone development at Swallows Court. Lounge/diner, kitchen, double bedroom, bathroom, UPVC windows, electric heating, communal grounds. No onward chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



#### **ACCOMMODATION**

From the rear entrance to Building No.1, take the rear staircase up to the landing on second floor level and the property is situated on the right hand side of the corridor. Door to:

#### **RECEPTION HALL**

8' 9" x 4' 7" (2.67m x 1.4m) Including store cupboard with electric meter and fuse board. Coved and textured ceiling, alarm pull cord, door entry buzzer, smoke alarm, panel doors arranged off to:

#### **LOUNGE/DINER**

17' 6" x 8' 6" (5.33m x 2.59m) Plus recess: 8'3" x 6'0". Fitted carpet, night storage heater, coal effect electric fire with decorative surround, tv point, telephone point, coved cornice, two ceiling lights, UPVC window overlooking the gardens, obscure glazed double doors opening into:



#### **KITCHEN**

9' 0" x 5' 8" (2.74m x 1.73m) Roll edge worktops, fitted base cupboards and drawers beneath, integrated refrigerator and freezer, intermediate wall tiling, matching eye level wall cupboards, AEG cooker hood above the four ring electric hob. Built in electric oven, coved cornice, fluorescent strip lights, single drainer stainless steel sink unit with mixer tap, Dimplex fan heater, UPVC window overlooking the gardens.



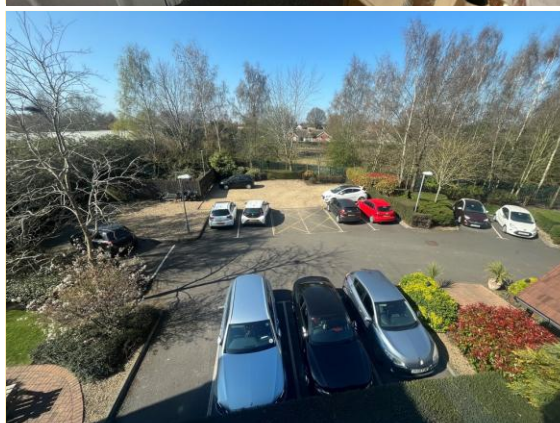
#### **DOUBLE BEDROOM**

12' 10" x 8' 8" (3.91m x 2.64m) Including four door wardrobe unit with mirror front. Fitted carpet, coved cornice, electric storage heater, telephone point, tv point, ceiling light.



#### **BATHROOM**

8' 10" x 7' 2" (2.69m x 2.18m) (max) Three piece suite comprising panel bath with hot and cold taps, hand grips and shower over, wash hand basin with hot and cold taps set within vanity storage unit, low level WC, fully tiled walls, non slip flooring, automatic extractor fan, ceiling light, Dimplex fan heater, heated towel rail, shaver point with courtesy light, airing cupboard with hot water cylinder (included within the room measurement).



#### **GENERAL INFORMATION**

Attractive communal gardens, residents lounge, on site laundry and various other facilities.

#### **DIRECTIONS**

Situated on Pinchbeck Road, the property is found by travelling north out of town along Pinchbeck Road and is situated on the left hand side almost opposite The Woodlands Hotel.

#### **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**

Ground rent charged at £425 per annum. The service charge is currently £3,405.50 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.

**TENURE** Leasehold

**SERVICES** Mains water, electricity and drainage.  
Electric Heating.

**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: S11729**

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.

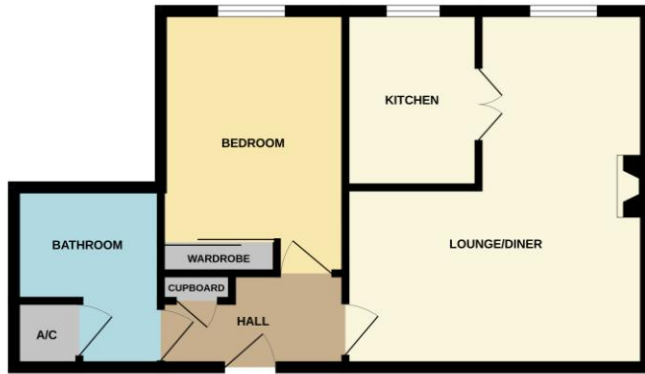
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TOP FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of areas, distances, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown, are not shown to scale and no guarantee is given for their operation or efficiency unless otherwise stated. Made with Metaplan CC2012

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