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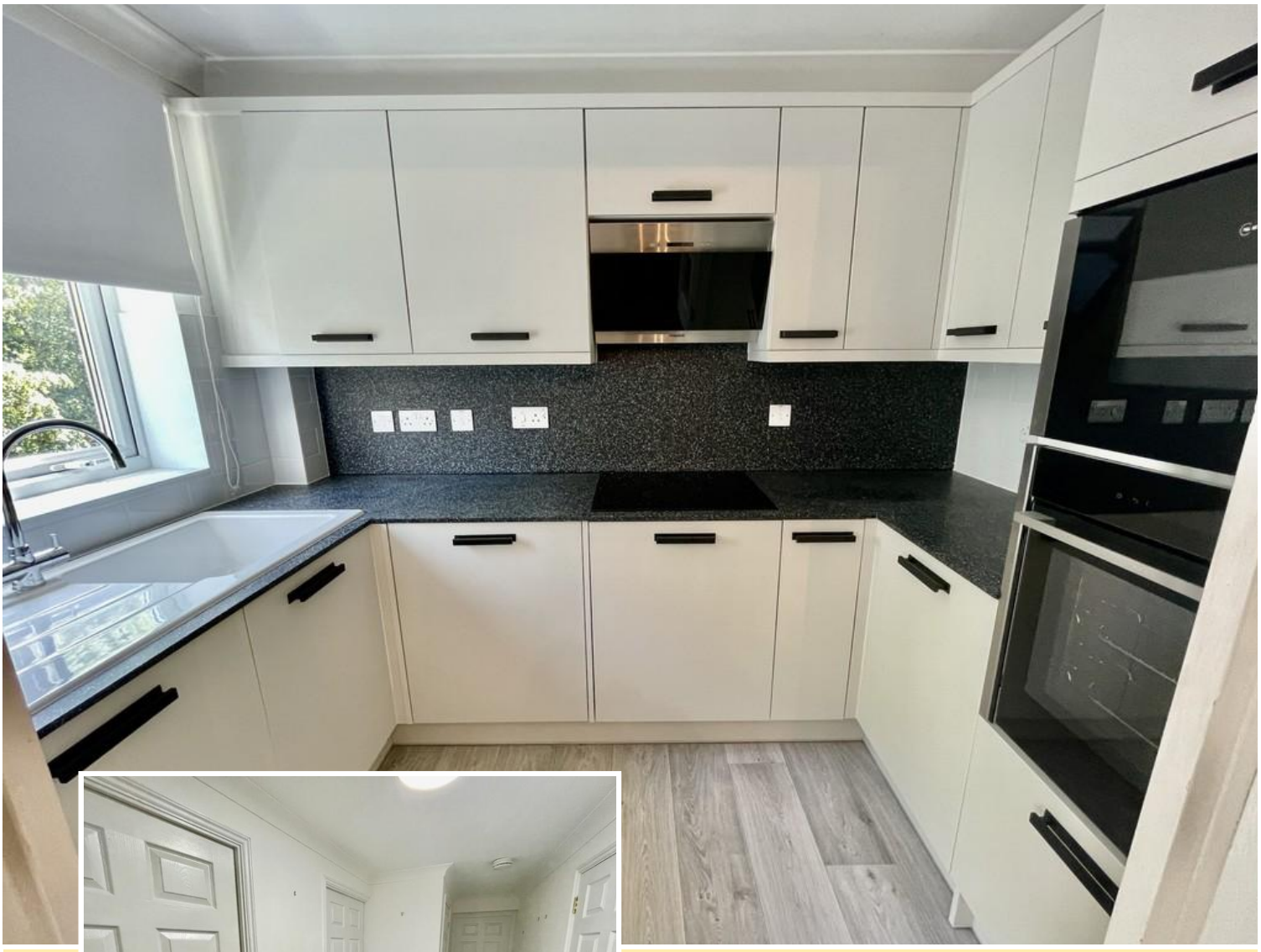


19 Swallows Court, Spalding PE11 1GZ

£109,995 Leasehold

- First Floor Apartment
- Over 60's Development
- Walking Distance of the Town Centre
- 2 Bedrooms
- No Chain

Well presented, 2 bedroom Apartment situated on the first floor (close to the lift). Entrance hallway, lounge diner, recently refitted kitchen, shower room and 2 double bedrooms. Situated in an Over 60's McCarthy & Stone Development.







ACCOMMODATION Door leading into:

ENTRANCE HALLWAY 5' 7" x 15' 1" (1.72m x 4.61m) Skimmed and coved ceiling, centre light point, smoke alarm, electric wall heater, pull cord, BT point, storage cupboard off housing hot water cylinder, electric consumer unit board and slatted shelving, door into:

LOUNGE DINER 11' 2" x 18' 10" (3.42m x 5.76m) UPVC double glazed French doors to the front elevation with Juliette balcony, skimmed and coved ceiling, 2 centre light points, electric wall heater, BT point, TV point, feature fireplace with marble effect insert and hearth with fitted coal effect electric fire, obscured double glazed doors leading into:

RECENTLY REFITTED KITCHEN 5' 7" x 9' 0" (1.72m x 2.75m) UPVC double glazed window to the front elevation, skimmed and coved ceiling, centre strip light, electric wall heater, fitted











with a range of base and eye level units, work surfaces over, Quartz effect worktops, pull out carousel unit, integrated refrigerator and freezer, integrated Bosch washing machine, integrated stainless steel Neff fan assisted electric oven, integrated Neff combination microwave.

From the Entrance Hallway a door leads into:

SHOWER ROOM 5' 7" x 6' 9" (1.71m x 2.07m) Skimmed and coved ceiling, centre light point, extractor fan, electric wall heater, vinyl plank effect flooring, fitted with a three piece suite comprising low level WC, wash hand basin with mixer tap fitted into vanity unit with storage below and wall mirror over, light with shaver point, electric heated radiator, double sized shower enclosure with fitted thermostatic shower over and grab rail.

From the Entrance Hallway a door leads into:

MASTER BEDROOM 9' 8" x 17' 6" (2.95m x 5.34m) UPVC double glazed window to the front elevation, skimmed and coved ceiling, centre light point, TV point, telephone point, electric wall heater, fitted double door wardrobe with hanging rail and shelving.

From the Entrance Hallway a door leads into:

BEDROOM 2 8' 7" x 11' 1" (2.64m x 3.40m) UPVC double glazed window to the front elevation, skimmed and coved ceiling, centre light point, electric wall heater.

EXTERIOR There is an on site car park and pleasant communal gardens that can be enjoyed by all residents.

MANAGEMENT CHARGES Ground rent charged at £494 per annum (paid in two payments of £247). The service charge is currently £5106.75 per annum. Included within the service charge is buildings insurance, water/drainage rates, window cleaning, gardening/grounds maintenance, communal areas electricity and cleaning, repairs and maintenance of the lifts, 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.

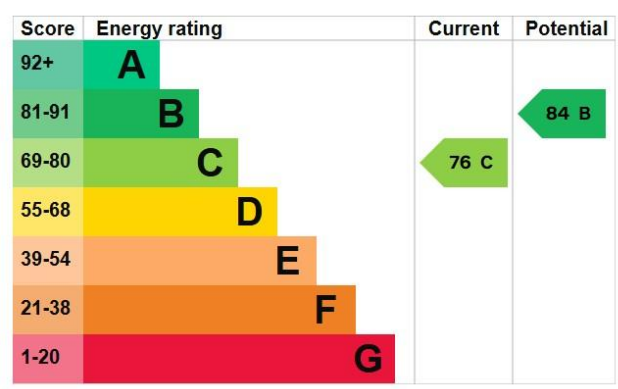
DIRECTIONS From the Agents Spalding Office proceed along New Road to the traffic lights, turn left on to Pinchbeck Road, proceed over the next set of lights and the development is on the left hand side.

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).









TENURE Leasehold (125 years lease, start date of 1st May 2007)

SERVICES Mains water, electricity and drainage.

COUNCIL TAX BAND B

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: S12059
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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