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25A Holland Road, Spalding PE11 1UL

BELVOIR!

£110,000



Key Features

- > TWO-BEDROOM APARTMENT
- > FIRST FLOOR
- > FITTED KITCHEN
- > GENEROUS LOUNGE
- > GAS CENTRAL HEATING
- > CLOSE TO TOWN CENTRE
- > Tenure: Freehold
- > EPC rating D

This well-presented FREEHOLD two-bedroom first-floor apartment offers comfortable and practical accommodation in a sought-after area of Spalding. The property is arranged to provide a generous lounge, an ideal space for relaxation, entertaining or quiet study. Fitted kitchen, designed for everyday convenience and equipped to meet modern requirements. Two well-proportioned bedrooms offer flexibility and functionality, suitable for a range of living arrangements. The property also features a contemporary bathroom, supporting the needs of residents and visitors alike. Gas central heating is installed throughout, ensuring energy efficiency and warmth during colder months. The apartment's freehold tenure is an attractive aspect, presenting longer-term security and peace of mind. This property is within close proximity to the town centre, offering easy access to a variety of amenities, services and transport connections. Viewing is advised to appreciate the balance of space and location this apartment provides.

Local area

Spalding is known for its blend of historic character and modern conveniences. The locality provides a selection of shops, supermarkets, healthcare facilities and educational institutions. Residents benefit from established recreational spaces and riverside walks. The area enjoys good transport links, connecting to surrounding towns and the wider region. Spalding's welcoming community and well-maintained infrastructure make it an appealing setting for a range of lifestyles.



ENTRANCE

Feature door to communal area, internal door to:

ENTRANCE LOBBY

Stairs to first floor landing.

LOUNGE

19'6" x 13'5" (5.9m x 4.1m)

twin windows to the front elevation, radiator.

BEDROOM 1

13'0" x 12'10" (4m x 3.9m)

Window to the rear elevation, radiator, boiler cupboard, housing central heating boiler.

BATHROOM

Window to the side elevation, three-piece suite comprising of WC, wash hand basin, panelled bath, radiator.

KITCHEN

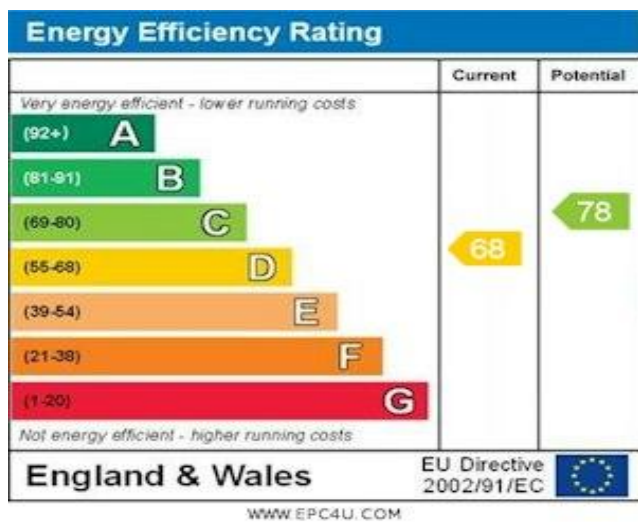
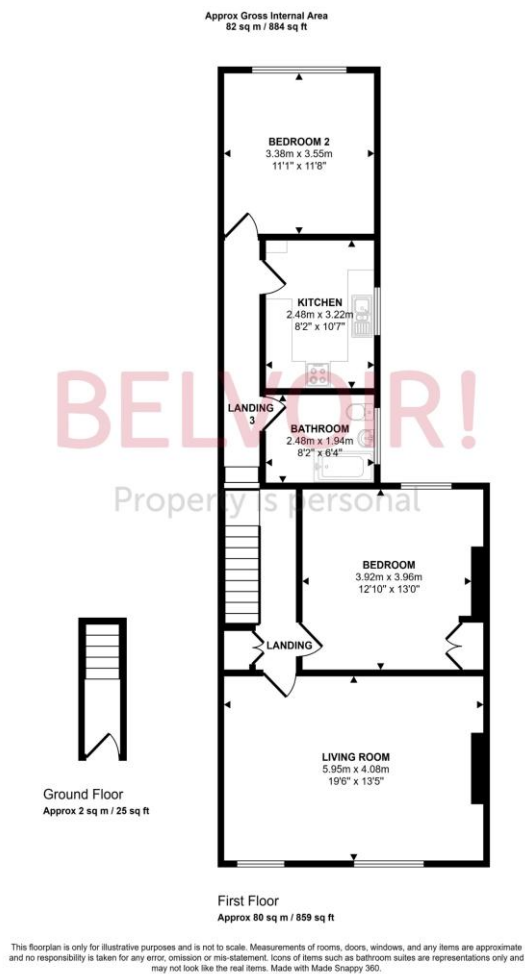
10'7" x 8'2" (3.2m x 2.5m)

Window to the side elevation, range of fitted base and wall units, sink unit with mixer taps over, space for cooker, cooker hood, space for washing machine, radiator.

BEDROOM 2

11'8" x 11'1" (3.6m x 3.4m)

Window to the rear elevation, radiator.



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