



47 Swallows Court, Pool Close, Spalding PE11 1GZ

£49,950

**BELVOIR!**



## Key Features

- > RETIREMENT APARTMENT
- > ONE BEDROOM
- > NEWLY DECORATED AND CARPETED
- > LIFT TO ALL FLOORS
- > COMMUNAL AREAS
- > COMMUNAL PARKING
- > Tenure: Leasehold
- > EPC rating C

Belvoir incorporating Munton and Russell are pleased to offer this well presented one bedroom top floor retirement apartment that has recently been redecorated and carpeted, situated within walking distance of the market town of Spalding and the amenities thereof. Available to the over 55's the development offers, communal day room, laundry room, guest suite (chargeable), communal landscaped gardens, communal parking, lift available to all floors. For security 24 hour care line, secure entry system, house manager. The accommodation comprises of, entrance hall, lounge/diner, fitted kitchen, bedroom, shower room.



## ENTRANCE

From the secure entry door follow signs to the property, this can be accessed either via the lift or staircase, and will take you past the communal staircase, once at the apartment access is via a secure solid door.

## ENTRANCE HALL

Storage cupboard, doors to:

## LOUNGE/DINER

17'5" x 14'6" (5.3m x 4.4m)

UPVC double glazed window to the rear elevation, storage heater, feature fireplace with electric fire. Maximum measurements L shaped room.

## KITCHEN

9'0" x 5'8" (2.7m x 1.7m)

UPVC double glazed window to the rear elevation, range of fitted base and wall units, built in oven hob and hood, stainless steel sink unit with mixer taps over, integrated fridge and freezer, tiled splash backs.





### **BEDROOM**

12'8" x 8'8" (3.9m x 2.6m)

UPVC double glazed window to the rear elevation, glass fronted fitted wardrobe, storage heater. (inc wardrobe)

### **BATHROOM**

Three piece suite comprising of WC, wash hand basin, panelled bath, extractor, wall mounted heater, tiling to walls. Airing cupboard housing water tank and shelving.

### **EXTERNALLY**

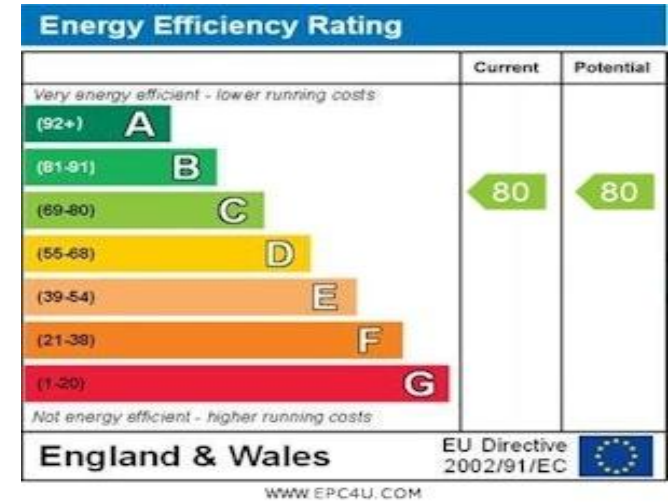
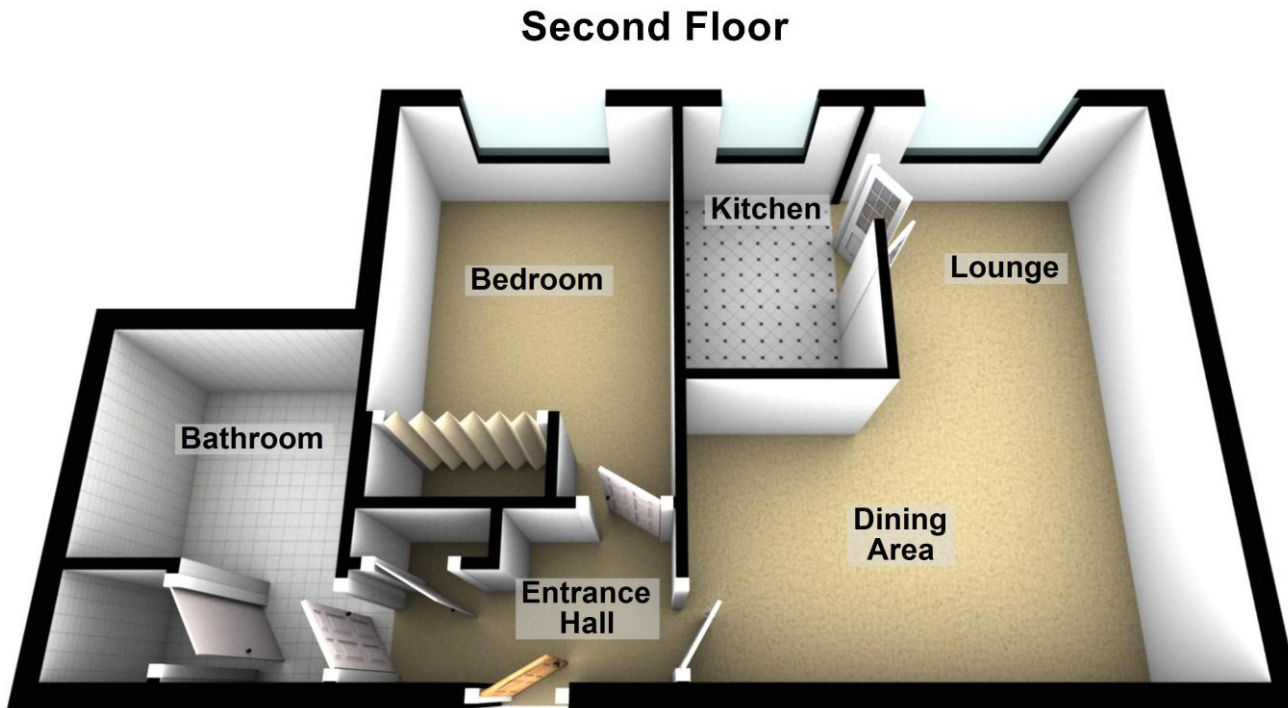
Access to communal gardens and parking.

### **AGENTS NOTE**

We have been advised that the current service charge is £3405.50pa Ground rent is £425.00 pa. The service charge covers, buildings insurance, water, external maintenance, laundry room and house manager.







Contact us today to arrange a viewing...

[www.belvoir.co.uk/spalding-estate-agents/](http://www.belvoir.co.uk/spalding-estate-agents/)

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01775 722475