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6 Merchants House, High Street, Spalding PE11 1TQ

£85,000

**BELVOIR!**



## Key Features

- > FIRST FLOOR APARTMENT
- > TWO BEDROOMS
- > GAS CENTRAL HEATING
- > LOUNGE
- > ALLOCATED PARKING
- > CLOSE TO TOWN CENTRE
- > Tenure: Leasehold
- > EPC rating C



Belvoir incorporating Munton and Russell are pleased to offer for sale this well presented two bedroom apartment. Situated in close proximity to the town centre and benefits from an allocated parking space. This is an ideal investment or first time purchase. The accommodation in brief comprises of entrance lobby, entrance hall, lounge, fitted kitchen, two bedrooms and bathroom. Externally allocated off road parking.



## ENTRANCE

Secure access from ground floor, door access to rear car park, stairs to first floor.

## APARTMENT ENTRANCE

Door to inner hall, door to entrance hall.

## LOUNGE

12'1" x 10'1" (3.7m x 3.1m)

Double glazed window to the rear, radiator. Arch to:

## KITCHEN

11'1" x 5'9" (3.4m x 1.8m)

Double glazed window to the rear elevation, range of fitted base and wall units, sink units with taps over, built in oven and hob, space for fridge freezer, space for washing machine, wall mounted boiler, extractor, radiator.

## BEDROOM 1

14'11" x 8'4" (4.5m x 2.5m)

Two double glazed windows to the side elevation, radiator, storage cupboard.





## **BEDROOM 2**

7'8" x 5'11" (2.3m x 1.8m)

Double glazed window to the side elevation, radiator.

## **BATHROOM**

Double glazed window to the side elevation, three piece suite comprising of WC, wash hand basin, panelled bath, radiator, extractor.

## **EXTERNALLY**

The property can be accessed from the front or rear ground floor doors, car park to the rear with allocated parking space.

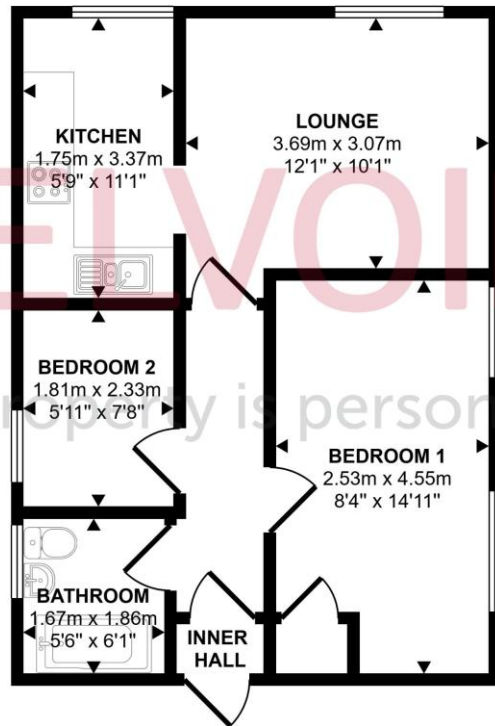
## **AGENTS NOTE**

Lease is until 31/12/2122. Service charge is currently £1767.14 PA



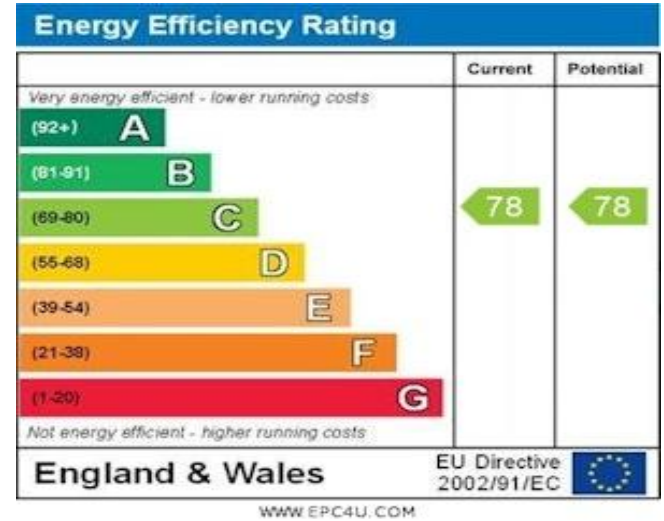


Approx Gross Internal Area  
43 sq m / 468 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Contact us today to arrange a viewing...

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