



## **26 Swallows Court Pool Close, Spalding, PE11 1GZ**

**Offers In The Region Of £80,000**

- Charming first-floor one-bedroom apartment in a popular Over 55s development
- Recently refreshed décor throughout – clean, bright and move-in ready
- Light and airy lounge-diner with lovely garden views
- Practical kitchen and spacious bedroom with fitted wardrobes
- Modern, easy-access shower room
- Offered with no onward chain for a smooth and swift purchase

Welcome to a peaceful haven in the heart of Spalding—an elegant one-bedroom first-floor retirement apartment in the sought-after Swallows Court development. Recently refreshed throughout, this charming home combines comfort, independence and community, offering the perfect setting for a tranquil, low-maintenance lifestyle.

Step inside to a welcoming entrance hall that gently invites you through to the light-filled lounge-diner, where soft garden views create a serene backdrop for everyday living. The adjoining kitchen is neatly arranged and practical, ideal for preparing meals while still enjoying the calm ambience of the home.

The spacious bedroom, complete with fitted wardrobes, offers generous storage and a restful retreat, while the modern shower room provides ease and convenience. Bright, fresh décor enhances each room, making the property truly ready to move straight into—a blank canvas awaiting your personal touch.

Nestled within beautifully maintained communal grounds, this delightful apartment promises peace, privacy and the reassurance of a friendly, supportive community. With no onward chain, the move could be as simple and stress-free as the lifestyle that awaits.

Accessed via a secure entrance and communal hallway, with a lift to all floors, the apartment provides comfortable and well-maintained living space in a supportive, community-focused environment.

#### **Entrance Hall 7'9" x 6'10" (max) (2.38m x 2.10m (max))**

Coving to skimmed ceiling. Emergency call point with pull cord. BT point. Doors to lounge, bedroom, shower room and cupboard.

#### **Cupboard**

Fitted shelving. Hot water tank. Wall mounted electric consumer unit and meter.

#### **Lounge 11'1" x 19'6" (3.40m x 5.95m)**

PVC double glazed window overlooking the communal gardens. Coving to skimmed ceiling. Dimplex electric heater. Electric fireplace. Double doors opening to kitchen.

#### **Kitchen 7'4" x 7'6" (2.25m x 2.31m)**

PVC double glazed window overlooking communal gardens. Coving to skimmed ceiling. Vinyl flooring. Wall mounted electric heater. Fitted with a matching range of base and eye level units with roll edge work surface and tiled splashback. Four ring electric hob with extractor hood over. Stainless steel sink and drainer with chrome mixer tap. Integrated oven and grill. Integrated under counter fridge.

#### **Bedroom 9'1" x 15'7" (2.79m x 4.76m)**

PVC double glazed window overlooking communal gardens. Coving to skimmed ceiling. Dimplex electric heater. Fitted mirrored door wardrobe with shelf and hanging rails.

#### **Shower Room 5'6" x 6'11" (1.69m x 2.12m)**

Coving to skimmed ceiling. Vinyl flooring. Extractor fan. Wall mounted electric heater. Wall mounted electric towel rail. Fitted shower cubicle with glass sliding door and thermostatic bar shower. Comfort height close coupled toilet with push button flush. Ceramic wash hand basin with chrome mixer tap set in vanity unit with built in storage and courtesy light.

#### **Development Features**

Located in Phase I of Swallows Court, residents enjoy access to:

Secure entry system

House manager on site

Emergency 24-hour call system

Resident lounge

Laundry room

Landscaped gardens

Lift to all floors

Ample resident and visitor parking

#### **Property Postcode**

For location purposes the postcode of this property is: PE11 1GZ

#### **Additional Information**

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

### Anti-money Laundering (AML) Checks

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

### Verified Material Information

Tenure: Leasehold

Council tax band: A

Annual charge: Leasehold & Charges

Ground Rent: £250 per annum

Service Charge: £3,254 per annum

Property construction: Brick built

Electricity supply: Mains

Solar Panels: No

Water supply: Anglian Water paid by freeholder

Sewerage: Mains

Heating: Electric heating

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice and Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Communal parking

Flood risk: Surface water - low. Rivers and the sea - medium. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

Energy Performance rating: TBC

### Service Charges

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.

### Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

### Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

### Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

### Referral & Fee Disclosure

We can also offer full Financial and Solicitor services.

We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're

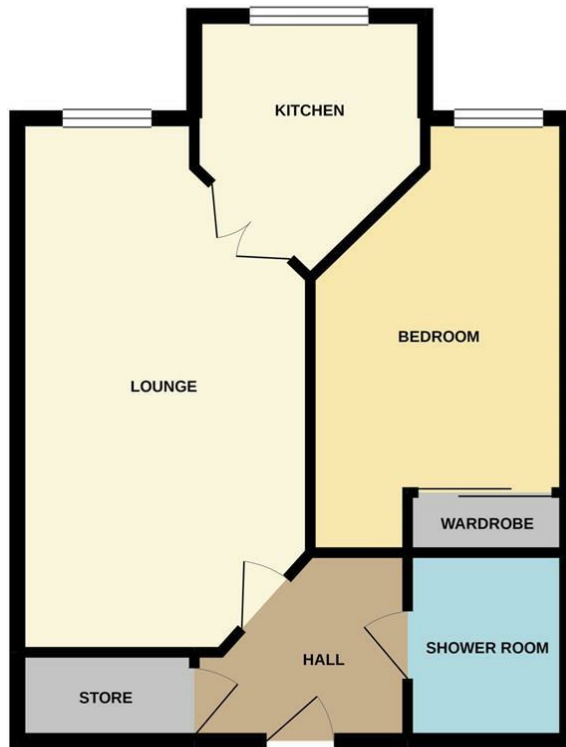
able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

**Disclaimer**

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

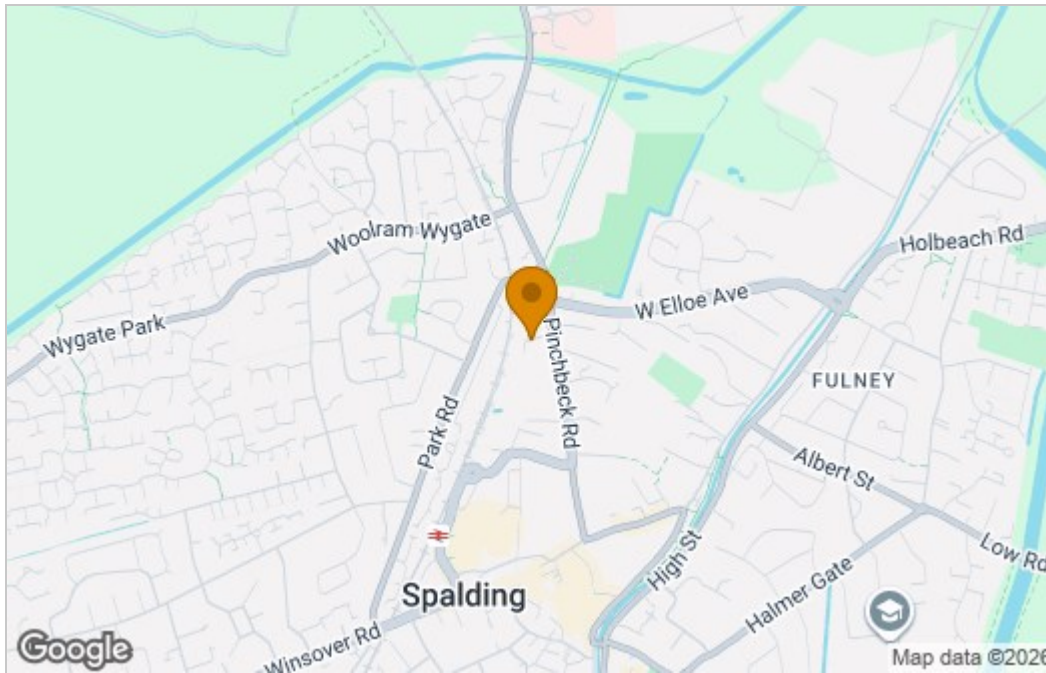
Floor Plan

GROUND FLOOR  
501 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA : 501 sq.ft. (46.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Area Map



Energy Efficiency Graph

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |

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