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11 Beechams Mews, Spalding PE11 1XH

BELVOIR!

£95,000



Key Features

- > FIRST FLOOR APARTMENT
- > ONE BEDROOM
- > LOUNGE AND KITCHEN
- > BATHROOM
- > GAS CENTRAL HEATING
- > ALLOCATED PARKING
- > Tenure: Leasehold
- > EPC rating C

This one bedroom first floor flat presents an appealing opportunity for those seeking a well-appointed home in Spalding. Thoughtfully designed, the property features a comfortable lounge and kitchen area, providing a practical and welcoming setting suitable for both daily living and entertaining. The well-proportioned bedroom offers a restful space, complemented by a modern bathroom designed with convenience in mind.

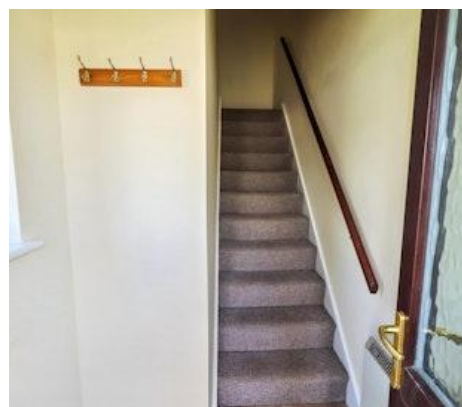
Situated within close proximity to Spalding town centre, the apartment delivers convenient access to local amenities, shops, and essential services, making it an ideal proposition for a variety of occupants. The flat is offered under leasehold tenure, ensuring peace of mind for long-term residency.

Local area

Spalding is a traditional market town located in Lincolnshire, known for its attractive blend of historic architecture and useful amenities. The area provides a range of shopping opportunities, eateries, and leisure facilities. Good transport links within and beyond the town support convenient commuting, while green spaces and community events contribute to an inviting local environment.

ENTRANCE

UPVC double glazed door to entrance, UPVC double glazed window to the side elevation, storage heater.



HALL

Access to loft space, storage cupboard, radiator.

LOUNGE

12'9" x 9'5" (3.9m x 2.9m)

UPVC double glazed window to the rear elevation, radiator.

KITCHEN

9'6" x 7'7" (2.9m x 2.3m)

UPVC double glazed window to the rear elevation, range of fitted base and wall units, sink unit with mixer taps over, space for washing machine, cooker and fridge freezer, wall mounted boiler.

BEDROOM

10'2" x 9'5" (3.1m x 2.9m)

UPVC double glazed window to the front elevation, fitted wardrobes, radiator

BATHROOM

UPVC double glazed window to the front elevation, three-piece suite comprising of WC, wash hand basin, panelled bath with shower screen over, heated towel rail, extensive tiling to walls, extractor.

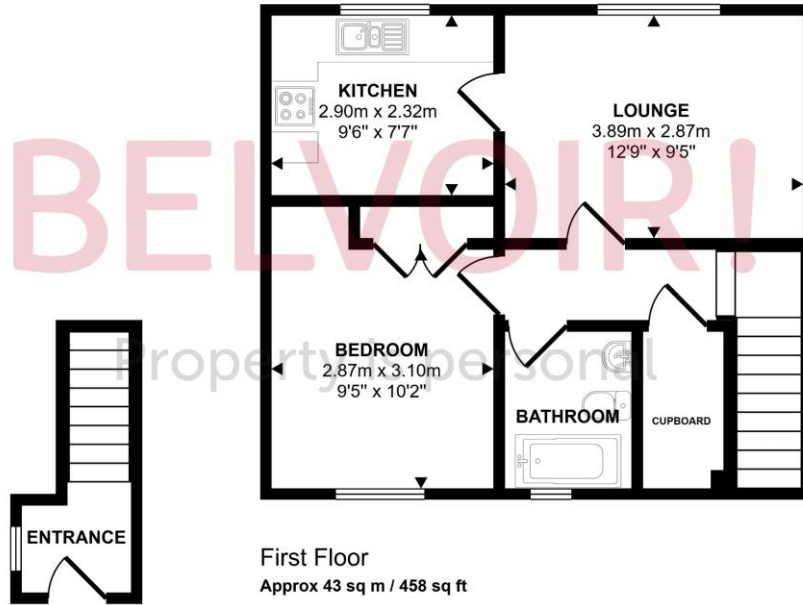
EXTERNALLY

Communal area with rotary washing lines. Numbered allocated parking space, access to visitor spaces.

AGENTS NOTE

The property is leasehold with a lease until 2091, service charge is currently £885.33 per year including ground rent.

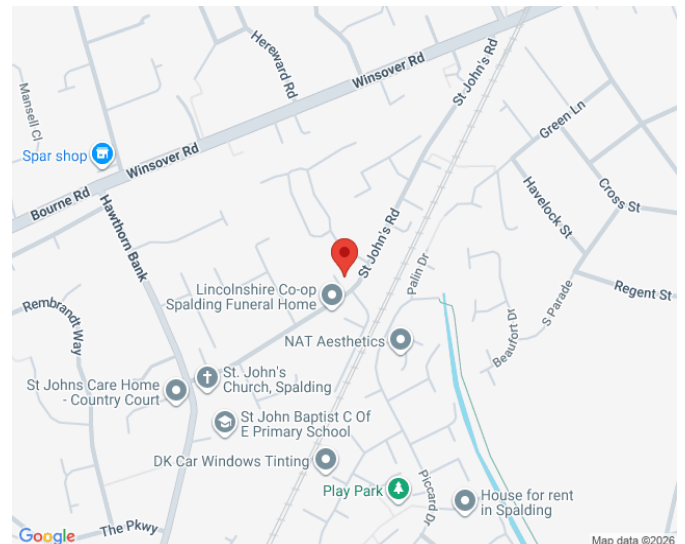
Approx Gross Internal Area
46 sq m / 495 sq ft



Ground Floor
Approx 3 sq m / 37 sq ft

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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