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69 Georgian Court, Spalding PE11 2QT

**BELVOIR!**

£89,950



### Key Features

- > RETIREMENT APARTMENT
  - > TWO BEDROOMS
  - > COMMUNAL LOUNGE
  - > LIFT TO ALL FLOORS
- > COMMUNAL LAUNDRY
- > 24 HR CALL SYSTEM
- > Tenure: Leasehold
- > EPC rating C

Belvoir incorporating Munton and Russell are pleased to offer this second floor, two-bedroom retirement property, situated in a convenient location of the Market Town of Spalding. Built by McCarthy and Stone and for the over 60's the development is well maintained with attractive communal gardens and communal parking. Communal laundry, lounge and guest suite, lift to all floors, 24hr emergency call system. The accommodation in brief comprises of entrance, lounge, kitchen, two bedrooms and shower room.

#### ENTRANCE

Secure entry system to communal areas, lift to all floors.





#### APARTMENT

Door to entrance, airing cupboard.

#### LOUNGE

17'8" x 11'1" (5.4m x 3.4m)

Sealed unit double-glazed window, feature fireplace, storage heater. (maximum measurements)

#### KITCHEN

Sealed unit double glazed window, fitted base and wall units, sink unit, space for fridge and freezer, built in oven, hob and hood, wall mounted heater.

#### BEDROOM 1

17'7" x 9'5" (5.4m x 2.9m)

Sealed unit double glazed window, fitted wardrobe, storage heater.

#### BEDROOM 2

11'4" x 9'3" (3.5m x 2.8m)

Sealed unit double glazed window, panel heater. (maximum measurements)

#### SHOWER ROOM

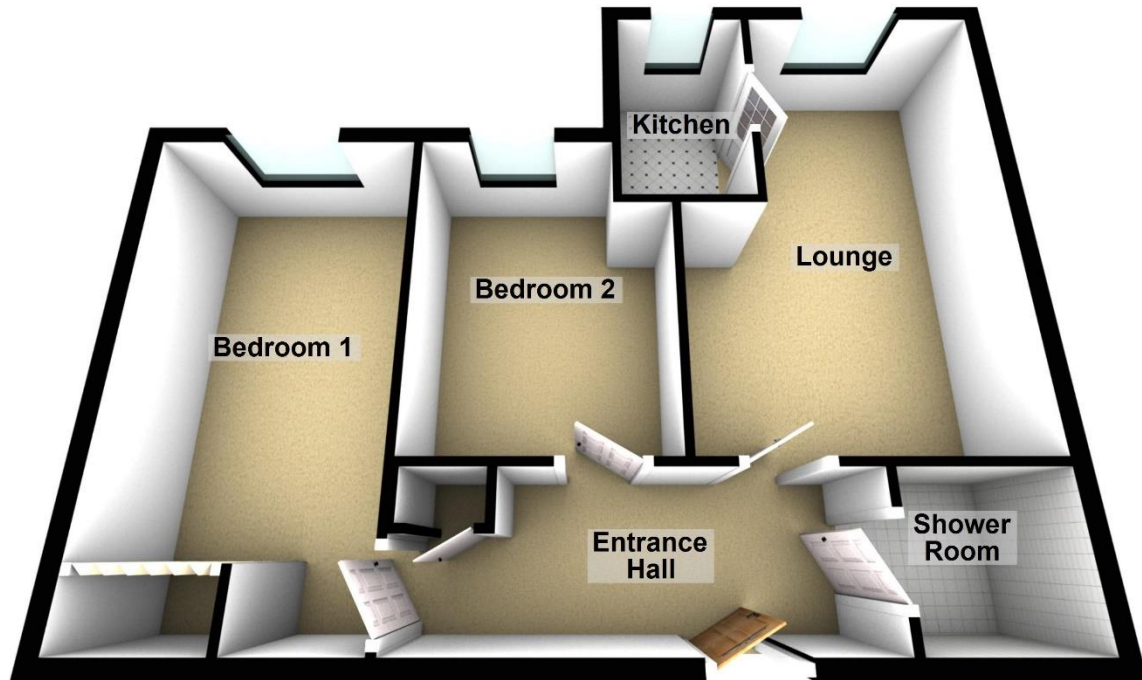
Three piece suite comprising of WC, vanity wash hand basin, oversize shower cubicle, wall mounted heater.

#### AGENTS NOTE

The apartment was built in approximately 2002 with a 125-year lease.

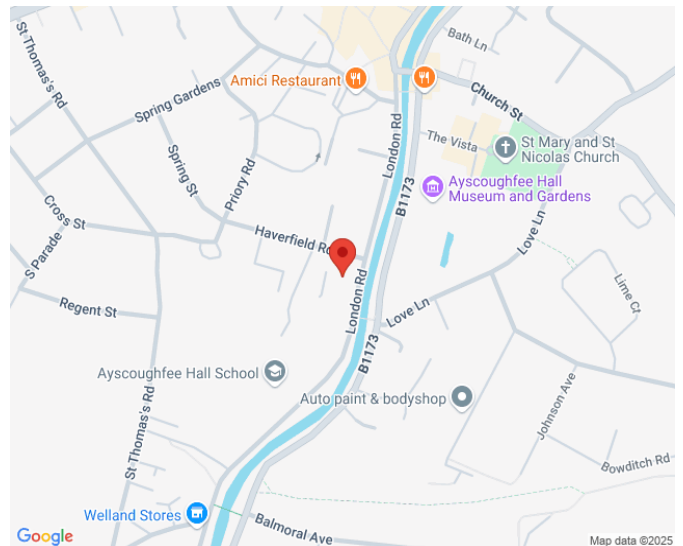
We are informed that the annual service charge for the current year is £5439.42 and a ground rent of £410.00 per year. This includes buildings insurance, water rates use of laundry room, maintenance of the buildings and grounds, external window cleaning and communal area electricity supply. Prospective purchasers should make their own enquiries with regards to the exact payments during the conveyancing process.

## Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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# BELVOIR!

Contact us today to arrange a viewing...

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