ARK PROPERTY









## 50 Swallows Court Pool Close, Spalding, PE11 1GZ

**£55,000**

- Over 55's development
- Second floor apartment
- Juliet balcony
- Well presented throughout
- Easy access to Spalding town centre
- No onward chain
- Lift to all floors
- Residents communal area
- Landscaped gardens
- Viewing advised

www.arkpropertycentre.co.uk
info@arkpropertycentre.co.uk

**Tel: 01775 766888**
6 New Road, Spalding, Lincolnshire PE11 1DQ

Welcome to Swallows Court, a spacious and beautifully presented one bedroom apartment, ideally situated on the second floor of this popular over 55s development.
Located just a short walk from Spalding town centre, this lovely apartment offers convenient access to local shops, cafés, and amenities, making it the perfect choice for those seeking both comfort and convenience. Offered for sale with no onward chain this apartment offers an entrance hall, lounge, kitchen, bedroom and shower room. Contact Ark to arrange a viewing.

## Entrance Hall 8'10" x 3'11" (2.71m x 1.21m)



Coving to skimmed ceiling, emergency call point, built in airing cupboard with water heater, slatted shelving and electric consumer unit. Doors to lounge, bedroom and shower room.

## Lounge 12'1" x 17'6" (3.69m x 5.35m)



PVC double glazed French doors to Juliet balcony, coving to skimmed ceiling, wall mounted electric heater, electric fireplace. Double doors opening to kitchen.

## Kitchen 7'1" x 7'11" (2.16m x 2.43m)



PVC double glazed window, coving to skimmed ceiling, vinyl flooring. Fitted with a matching range of base and eye level units with work surface and tiled splashback, four ring electric hob with extractor hood over, stainless steel sink and drainer with chrome mixer tap, integrated fridge and freezer, integrated eye level oven and grill.

## Bedroom 13'6" x 9'1" (4.14m x 2.77m )



PVC double glazed window, coving to skimmed ceiling, wall mounted electric heater, built in mirrored door wardrobes.

## Shower Room 7'1" x 5'7" (2.18m x 1.71m)



Coving to skimmed ceiling, extractor fan, wall mounted electric heater, heated towel rail, mirrored cabinet. Fitted shower cubicle with glass sliding door and thermostatic bar shower, close coupled toilet and wash hand basin set in vanity unit with built in storage.

## 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



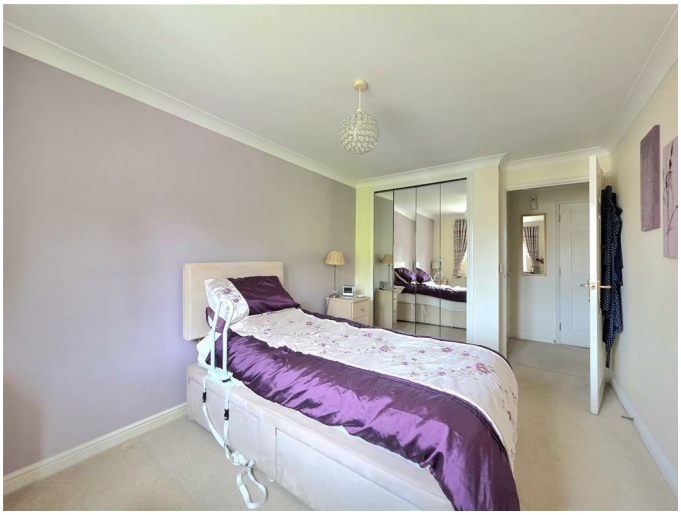




















## Property Postcode

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

## 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.

## Additional Information

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

## Verified Material Information

Tenure: Freehold
Council tax band: A
Annual charge: Ground Rent: £250 per annum.

Service Charge: £3254 per annum. Paid to Firstport
Property construction: Brick built
Electricity supply: Mains
Solar Panels: No
Other electricity sources: No
Water supply: Mains
Sewerage: Mains
Heating: Electric heating
Heating features: No
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: Unknown
Building safety issues: No
Restrictions: No
Public right of way: No
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.
Coastal erosion risk: No
Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.
Accessibility and adaptations: No
Coalfield or mining area: No
Energy Performance rating: TBC

## 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.

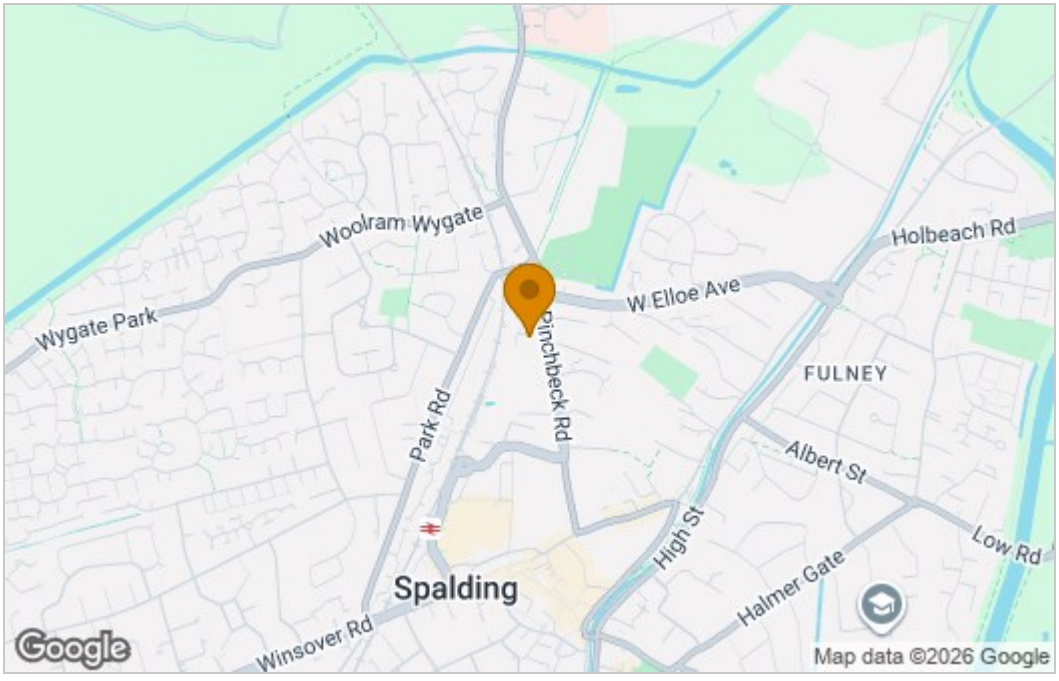
## Floor Plan



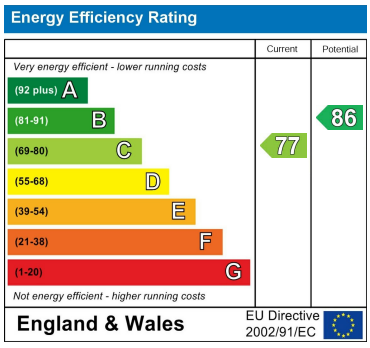

TOTAL APPROX. FLOOR AREA 456 SQ.FT. (42.4 SQ.M.)

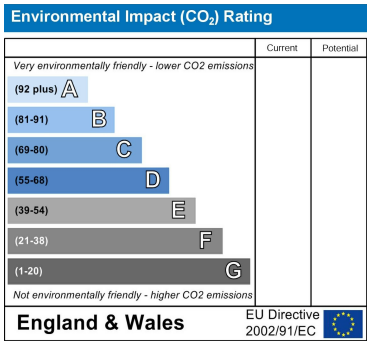
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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
Made with Metropix ©2015

## Area Map




## Energy Efficiency Graph




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