



1 Chandlers Reach, High Street, Spalding PE11 1TP

BELVOIR!

Offers in excess of £79,950



Key Features

- > CENTRAL APARTMENT
 - > GROUND FLOOR
 - > ONE BEDROOM
 - > FITTED KITCHEN
- > GAS CENTRAL HEATING
 - > PARKING SPACE
 - > Tenure: Leasehold
 - > EPC rating U

Belvoir incorporating Munton and Russell are pleased to offer for sale this well presented ground floor apartment with parking. This is a rare opportunity to secure an apartment in the heart of Spalding with views over the River Welland and immediate access to the town centre. Ideal for a first time or investment buyer. The accommodation in brief comprises of entrance, lounge, fitted kitchen, bedroom and bathroom. The property also has an allocated parking space and is sold with no onward chain. All windows were replaced in 2025.



COMMUNAL ENTRANCE

With door entry system, access to rear parking.

APARTMENT ENTRANCE

Storage cupboard, radiator.

LOUNGE

15'7" x 9'10" (4.7m x 3m)

Two Sealed unit double glazed sash window to the front, radiator.

KITCHEN

12'7" x 6'5" (3.8m x 2m)

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

BEDROOM

12'8" x 8'8" (3.9m x 2.6m)

UPVC double glazed window to the rear elevation, radiator.

BATHROOM

Three piece suite comprising of WC, wash hand basin, panelled bath with tap shower and screen, radiator, extractor.

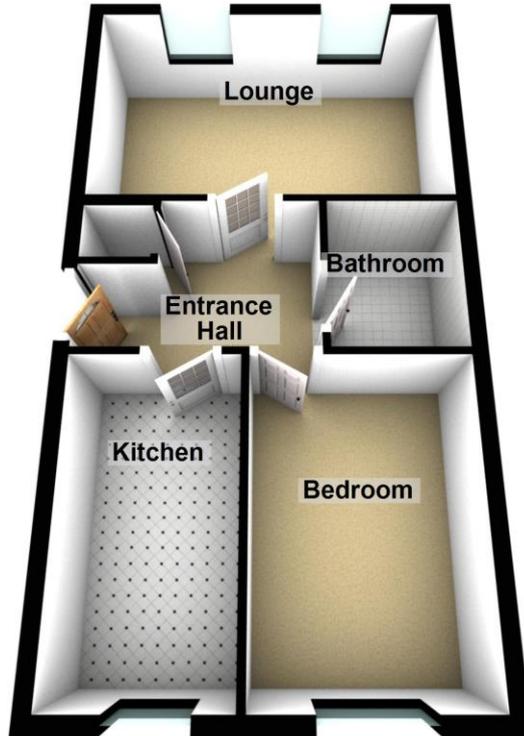
EXTERNALLY

The property benefits from numbered allocated parking space to the rear.

AGENTS NOTE

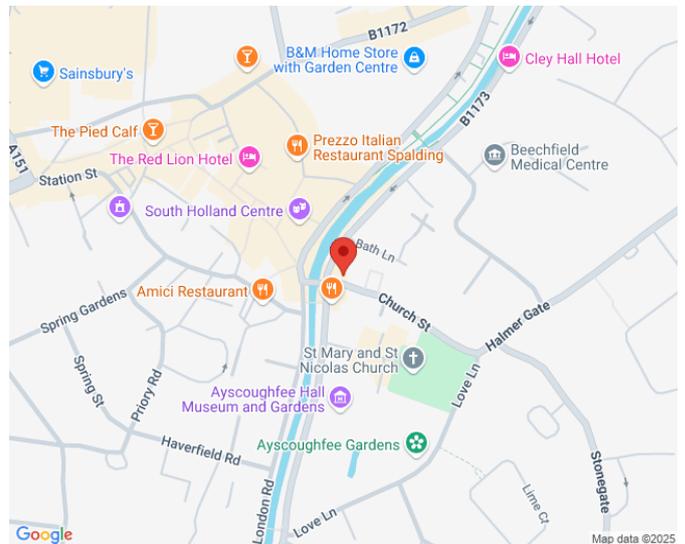
The property is leasehold with the lease until 2121, the service charge is £1137.33 with a ground rent of £25.00 PA

Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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		
	69	72
England & Wales	EU Directive 2002/91/EC 	

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