



## 11A CHURCH STREET SPALDING, PE11 4UA

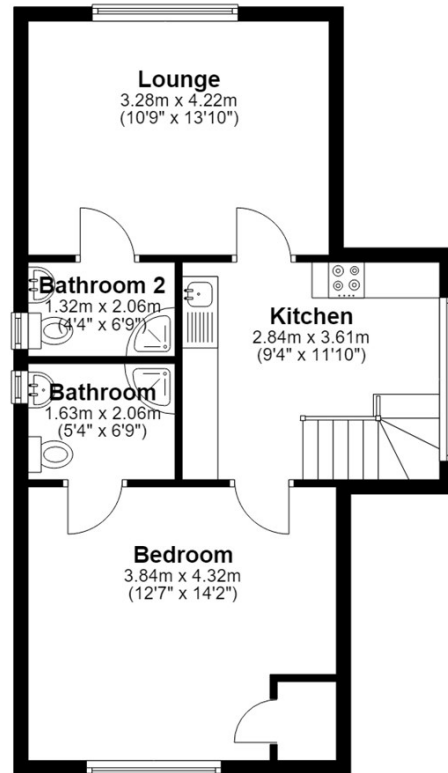
**£750 PER MONTH**

Beautifully refurbished to a high standard throughout, this spacious one-bedroom flat is ideally located close to Donington village centre. The property offers a generous double bedroom with en-suite shower room, a separate lounge with its own en-suite shower room, a brand-new fitted kitchen with appliances, and access to outside space. Fibre broadband is included, making it ideal for professionals or couples seeking stylish and convenient accommodation in a central location.



## Ground Floor

Approx. 48.0 sq. metres (517.2 sq. feet)



| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (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<br>2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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