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8 Beechams Mews, Spalding PE11 1XH

BELVOIR!

£95,000



Key Features

- > FIRST FLOOR APARTMENT
 - > ONE BEDROOM
 - > OPEN PLAN LOUNGE/KITCHEN
 - > BATHROOM
- > ALLOCATED PARKING
 - > CLOSE TO TOWN
 - > Tenure: Leasehold

Belvoir incorporating Munton and Russell are pleased to offer this well presented one bedroom first floor apartment. Situated close to the town, it offers easy access to local amenities. the accommodation in brief comprises of, entrance, hallway, open plan lounge/kitchen. bathroom, bedroom. Externally allocated parking space and several visitor spaces.

ENTRANCE

UPVC double glazed door, UPVC double glazed window to the side elevation, wall mounted heater, stairs to first floor.

HALLWAY

Access to loft space. large storage cupboard with light, radiator. Doors to:



LOUNGE AREA

13'0" x 9'7" (4m x 2.9m)

UPVC double glazed window to the rear elevation, radiator. Open plan to kitchen area.

KITCHEN AREA

10'1" x 7'9" (3.1m x 2.4m)

UPVC double glazed window to the rear elevation, range of fitted base and wall units, 1 1/2 bowl sink unit with mixer taps over, plumbing for washing machine, integrated fridge freezer, boiler cupboard housing central heating boiler, breakfast bar.

BEDROOM

10'5" x 9'9" (3.2m x 3m)

UPVC double glazed window to the front elevation, built in wardrobe and draw unit, radiator.

BATHROOM

UPVC double glazed window to the front elevation, three piece suite comprising of WC, vanity wash hand basin, panelled bath with screen and tap shower, heated towel rail, extractor.

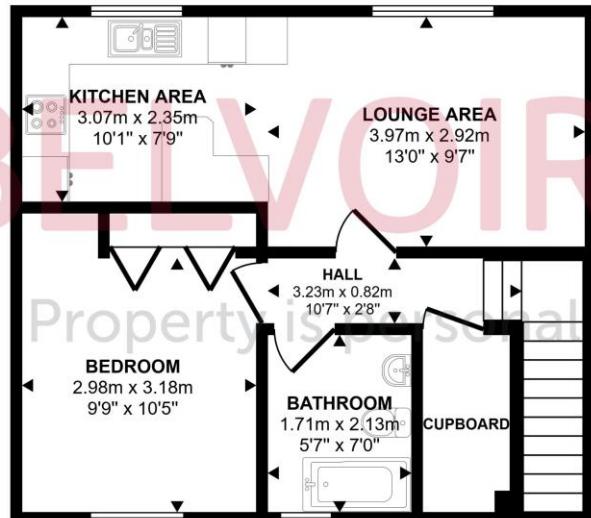
EXTERNALLY

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

AGENTS NOTES

The property is leasehold with a lease until 2181, service charge is currently £885.68 per year including ground rent.

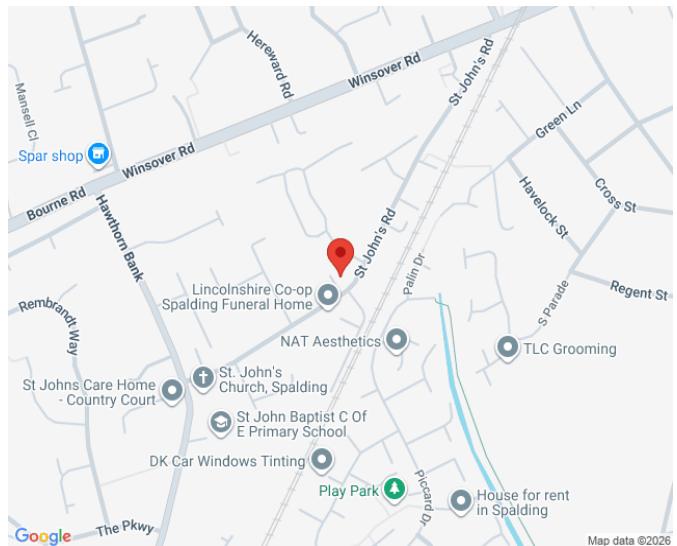
Approx Gross Internal Area
45 sq m / 483 sq ft



Floorplan

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.

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		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



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