



# Lancelyn Court, Spital

£120,000



**LESLEY HOOKS**  
ESTATE AGENTS





This spacious first-floor apartment is ideally located in the highly sought-after residential area of Spital, just a short stroll from local shops and Spital train station, making it perfect for commuters and those who enjoy convenience on their doorstep. Well-presented and move-in ready, the apartment benefits from uPVC double glazing and efficient combi-fired gas central heating. The welcoming hallway includes a built-in storage cupboard, leading to a bright and airy lounge/dining room with a door opening onto a charming small balcony—perfect for enjoying a morning coffee. The fitted kitchen comes equipped with a cooker, fridge freezer, and washing machine, offering everything you need for modern living. There are two generously sized double bedrooms, both featuring fitted wardrobes, providing excellent storage space. The three-piece bathroom includes a shower over the bath with a shower screen, ensuring both practicality and comfort. Outside, the property enjoys access to well-maintained communal gardens to the rear, creating a pleasant outdoor space to relax. Offered for sale with no onward chain, this fantastic apartment is an ideal opportunity for first-time buyers, downsizers, or investors alike. Council tax band B. Leasehold subject to a monthly service charge of £122.17 and there are 132 years remaining on the lease.



#### **Hallway**

22'11" (6.99m) Max x 6'3" (1.91m) Max

#### **Lounge Dining Room**

21'1" (6.43m) x 13'3" (4.04m)

#### **Kitchen**

11'6" (3.51m) x 8'6" (2.59m)

#### **Bedroom One**

15'4" (4.67m) x 9'7" (2.92m)

#### **Bedroom Two**

11'3" (3.43m) Into Wardrobe Recess x

11'3" (3.43m)

#### **Bathroom**

7'6" (2.29m) x 7'10" (2.39m)





GROUND FLOOR



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These floor plan details are provided to illustrate the general layout of the property and are not intended to be used as a contract. The accuracy of the measurements and details is not guaranteed. The purchaser is advised to take their own measurements and to verify the details with their solicitor. The floor plan is provided for information only and does not constitute an offer of any services. The floor plan is provided for information only and does not constitute an offer of any services. The floor plan is provided for information only and does not constitute an offer of any services.

Disclaimer: Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order of fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures and fittings. Please note: if you are buying a leasehold property, please ensure that all details and conditions of the lease are checked with your solicitor prior to you incurring any costs as additional fees could be incurred for items such as leasehold packs.