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9 Abbey House, Spalding PE11 1UG

BELVOIR!

£89,950



Key Features

- > FIRST FLOOR APARTMENT
 - > TWO BEDROOMS
 - > LOUNGE/DINER
- > OVERLOOKING RIVER WELLAND
- > WALKING DISTANCE TO TOWN
- > ALLOCATED PARKING
 - > Tenure: Leasehold
 - > EPC rating C

Belvoir incorporating Munton and Russell are pleased to offer for sale this two-bedroom first floor apartment, situated in a popular location just a short distance from the town centre and with views overlooking the river Welland. The accommodation in brief comprises of: Entrance, lounge/diner, kitchen bathroom, two bedrooms. Allocated parking space. PROPERTY IS BEING SOLD WITH TENANTS IN SITU

ENTRANCE

Access to communal area via intercom entry system, stairs to the first floor.

ENTRANCE HALL

Storage heater, storage cupboard.



LOUNGE/DINER

19'5" x 14'11" (5.9m x 4.5m)

Two sealed unit double glazed windows to the front elevation, storage heater. (L shaped room, maximum measurements)

KITCHEN

7'6" x 7'5" (2.3m x 2.3m)

Range of fitted base and wall units, stainless steel sink unit with mixer taps over, cooker point, space for washing machine.

BEDROOM 1

9'9" x 8'3" (3m x 2.5m)

Sealed unit double glazed window to the rear elevation, fitted wardrobe, storage heater.

BEDROOM 2

8'2" x 7'6" (2.5m x 2.3m)

Sealed unit double glazed window to the rear elevation, fitted wardrobe, wall mounted panel heater.

BATHROOM

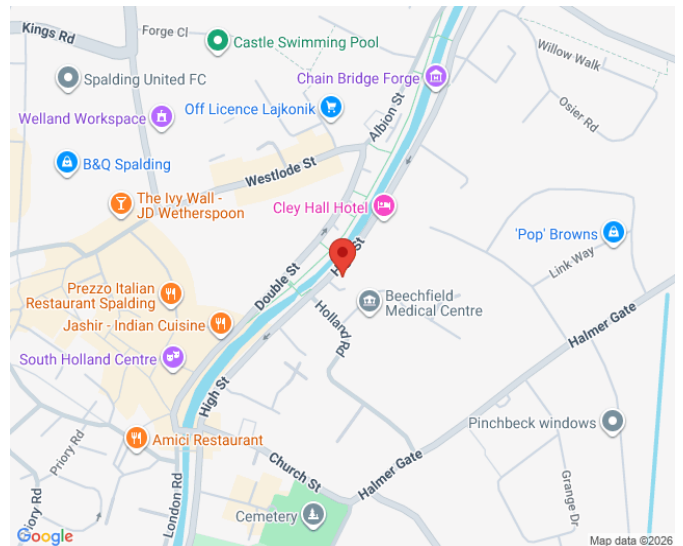
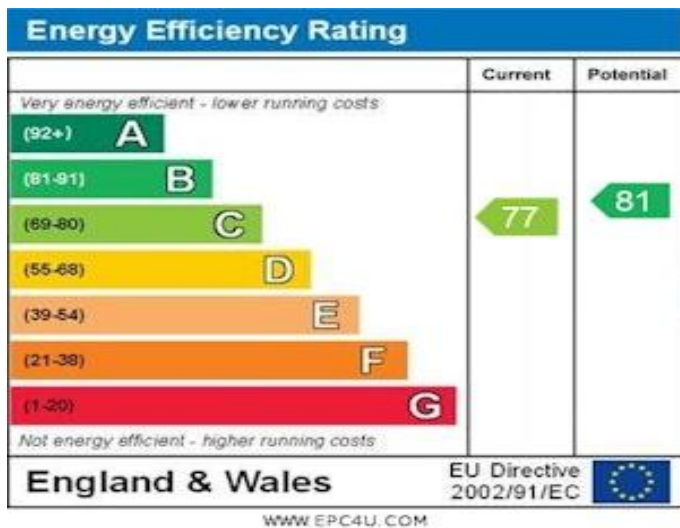
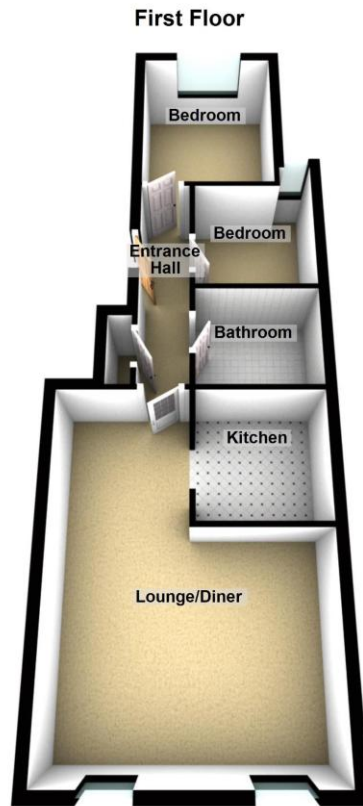
Three-piece suite comprising of WC, wash hand basin, panelled bath with shower over, heated towel rail, wall mounted electric heater.

EXTERNALLY

Allocated parking space

AGENTS NOTE

The service charge is currently £1,863.00 PA. Subject to change. Lease term is from 19/06/1996 to 31/12/2994. The property has a tenant in situ paying £700.00 PCM



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