

EST 1770



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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



3 Georgian Court, Spalding PE11 2QT

- Ground Floor Flat
- Pleasant Location Overlooking London Road, Established Trees and the River
- Electric Heating
- Spacious Lounge, Kitchen, Double Bedroom with Fitted Wardrobes and Shower Room
- Over 60's

£79,950 Leasehold

Well presented vacant ground floor flat close to the entrance, residents lounge and facilities. Reception hall, spacious lounge, kitchen, double bedroom with fitted wardrobes and shower room.

SPALDING 01775 766766 BOURNE 01778 420406

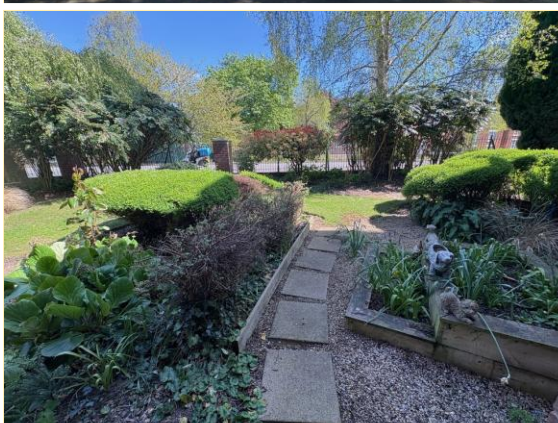


ACCOMMODATION From the Residents Lounge proceed through to the Lobby with private entrance door leading into:

ENTRANCE HALL Approximately triangular shaped with coved and textured ceiling, ceiling light, smoke alarm, built-in store cupboard housing the hot water cylinder, fuse box and electric meter.

LOUNGE 20' 4" x 10' 8" (6.21m x 3.27m) maximum Fitted carpet, coved and textured ceiling, 2 pendant light fittings, ornamental fireplace with coal effect electric fire, electric heater, telephone point, TV point, power points, pair of glazed French doors opening on to the communal garden. Obscure glazed double doors into:

KITCHEN 7' 6" x 7' 1" (2.31m x 2.18m) maximum Fitted base cupboards and drawers, roll edged worktops, single drainer stainless steel sink unit, intermediate wall tiling, matching eye



level wall cupboards, Electrolux cooker hood, 4 ring electric hob and fitted electric oven, freestanding refrigerator and freezer, fan heater, double glazed window, coved and textured ceiling, fluorescent strip light, single drainer stainless steel sink unit.

DOUBLE BEDROOM 15' 10" x 9' 2" (4.84m x 2.80m) maximum Including 4 door mirror fronted wardrobe fitment, electric heater, fitted carpet, TV point, telephone point, window to the front elevation, coved and textured ceiling, centre light.

SHOWER ROOM 5' 6" x 6' 10" (1.70m x 2.09m) Fitted three piece suite comprising 1200mm shower cabinet with folding seat, low level WC, hand basin with store cupboard beneath, fully tiled walls, mirror, shaver point with courtesy light, extractor fan, fan heater, coved and textured ceiling, ceiling light.

EXTERIOR The property is situated on the front of the Georgian Court building with pleasant gardens, brick and wrought iron railings to the front boundary beyond which is London Road, the River Welland lots of established trees.

DIRECTIONS From the centre of Spalding at the High Bridge proceed into London Road along the west bank of the River Welland and the Georgian Court complex is situated on the right hand side on the corner of Haverfield Road with vehicular access to the car park off Haverfield Road. Spalding town centre is a pleasant walk away with a range of shopping, banking, leisure, commercial and educational facilities along with bus and railway stations.

AMENITIES Spalding is an historic market town situated along the River Welland which offers a wide variety of wildlife and a water taxi service to and from the attractive Springfields shopping centre and landscaped gardens. The historic Ayscoughfee Hall and gardens normally have a regular programme of events and exhibitions and the South Holland Centre provides cinema, theatrical and musical events. The town has a railway station, a wide range of shopping (including a twice weekly market), banking, leisure, commercial and educational facilities together with museums, restaurants, cafes and public houses. There is a nearby golf course. There are good road and rail links to Peterborough and the A1 with connections to London Kings Cross within less than an hour.

GROUND RENT/SERVICE CHARGE The current ground rent is charged at £774.40 per annum. The service charge is currently £2,791.52 per annum.

Included within the service charge is buildings insurance, water/drainage rates, window cleaning, gardening/grounds maintenance, electricity and cleaning of communal areas, repairs and maintenance of the lift, fire systems, laundry room etc. Employment of manager and emergency call with monitoring service and all professional management fees and audit fees. A full breakdown will be available upon negotiation of a sale.

TENURE Leasehold

SERVICES Mains water, electricity and drainage.
Electric heating.

COUNCIL TAX BAND A

LOCAL AUTHORITIES

South Holland District Council 01775 761161
Anglian Water Services Ltd. 0800 919155
Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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Ref: S12003

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

ADDRESS

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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 120205

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		