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SPALDING RESIDENTIAL: 01775 766766 [www.longstaff.com](http://www.longstaff.com)



## 51 Swallows Court, Spalding PE11 1GZ

**£109,950 Leasehold**

- Second Floor
- 2 Bedrooms
- Shower Room
- Walking Distance to Town Centre
- Viewing Recommended

Extremely well presented 2 bedroom, second floor Apartment within the popular McCarthy & Stone Over 60's Development. Entrance hall, lounge diner, kitchen, 2 bedrooms and shower room. Juliette balcony, communal gardens, residents lounge and laundry. No onward chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



#### **ACCOMMODATION**

Private entrance door to:

#### **RECEPTION HALL**

14' 1" x 3' 10" (4.30m x 1.18m) minimum Night storage heater, coved cornice, 2 ceiling lights, emergency pull cord, door buzzer, Airing/linen cupboard, 2 recessed shelved storage cupboards, doors arranged off to:

#### **LOUNGE DINER**

24' 2" x 10' 8" (7.38m x 3.26m) maximum Coal effect electric fire with decorative surround, fitted carpets, telephone point, 2 ceiling lights, electric storage heater, window to the rear elevation, Juliette balcony with railings overlooking the garden and carpark, obscure glazed double doors to:



#### **KITCHEN**

7' 6" x 7' 1" (2.31m x 2.17m) maximum Range of fitted base cupboards and drawers, integrated refrigerator and freezer, built-in AEG electric oven and 4 ring hob with multi speed cooker above, intermediate wall tiling, matching eye level wall cupboards, UPVC window, Dimplex fan heater, fluorescent strip light, single drainer stainless steel sink unit with mixer tap.



#### **BEDROOM 1**

13' 11" x 9' 7" (4.26m x 2.94m) Recessed fitted wardrobe with mirror doors, UPVC window, electric storage heater, fitted carpet, coved cornice, ceiling light.



#### **BEDROOM 2**

11' 10" x 9' 3" (3.63m x 2.83m) maximum UPVC window, electric storage heater, fitted carpet, coved cornice, ceiling light.



#### **SHOWER ROOM**

6' 9" x 5' 7" (2.07m x 1.72m) Fitted 1200mm shower cabinet with shower and hand grip, hand basin with hot and cold taps, low level WC, fully tiled walls, fitted carpet, coved cornice, ceiling light, extractor fan, fan heater.



#### **EXTERIOR**

There is an on site car park and pleasant communal gardens that can be enjoyed by all residents.

#### **MANAGEMENT CHARGES**

Ground rent charged at £494 per annum (paid in two payments of £247). The service charge is currently £5106.75 per annum. Included within the service charge is buildings insurance, water/drainage rates, window cleaning, gardening/grounds maintenance, communal areas electricity and cleaning, repairs and maintenance of the lifts, 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.

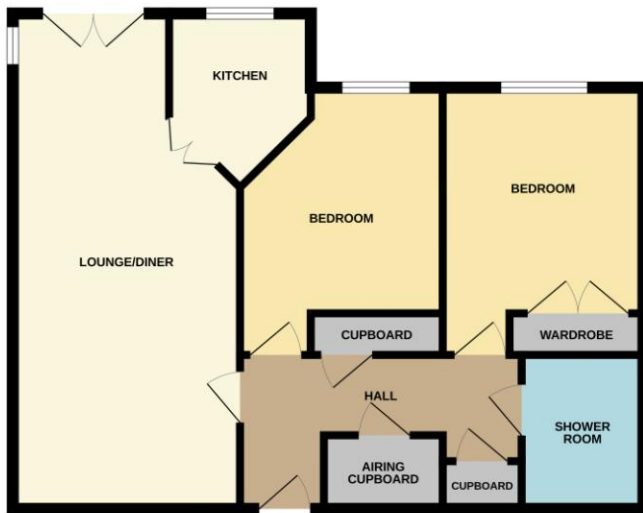
#### **DIRECTIONS**

From the Agents Spalding Office proceed along New Road to the traffic lights, turn left on to Pinchbeck Road, proceed over the next set of lights and the development is on the left hand side with car parking to the rear. No. 51 is in building No. 1 on the left hand side of the driveway.

#### **AMENITIES**

The town has a wide range of shopping, banking, leisure, commercial and educational facilities along with the Springfields Shopping Outlet, Festival Gardens and Spalding Golf Course. The cathedral city of Peterborough is approximately 19 miles to the south and has a fast train link with London's Kings Cross (minimum journey time 50 minutes).

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floor plan, measurements of areas, volumes, masses and other data are approximate and no responsibility is taken for any error. The plan is for illustrative purposes only and should be used as a guide only. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency. Made with Metaplan 2025.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**TENURE** Leasehold

**SERVICES** Mains water, electricity and drainage.

**COUNCIL TAX BAND** TBC

**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: S11672**

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.

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