

The Quay,Sutton Bridge Spalding PE12 9TU

william h brown

welcome to

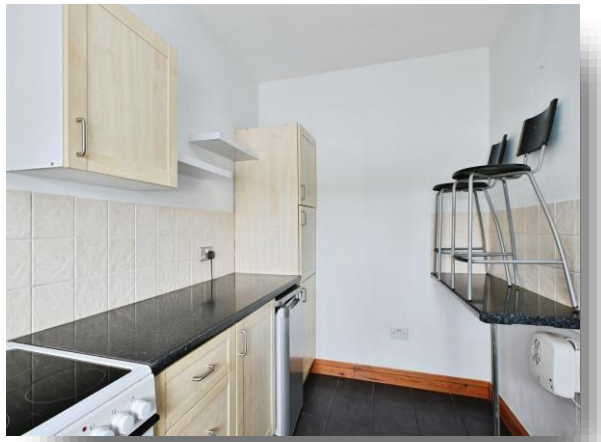
The Quay,Sutton Bridge Spalding

Ground floor Leasehold One Bedroom Flat with views over the river Nene. Ideal first Time Buyer/ Investment Property. Entrance Hall, Lounge, Kitchen, Bathroom. Off Road Parking. Easy Access to the A17 ideal for commuting. Riverside walks nearby at the Peter Scott Lighthouse and Picnic Area.













Entrance Hall

Lounge
13' 5" x 9' 10" (4.09m x 3.00m)
having an electric fire and window to the rear with view over river.

Kitchen/ Breakfast Room
8' 10" x 6' 10" (2.69m x 2.08m)
having wall and base units with breakfast bar, stainless steel sink and drainer, space for free standing cooker, undercounter space for fridge/freezer. Plumbing for washing machine.

Bedroom
11' x 7' 8" (3.35m x 2.34m)
having window to rear.

Bathroom
having bath, low level WC and wash hand basin.

Outside
there is parking to the front of the flats.

Agents Note
Under the terms of the Estate Agents Act 1979 (section 21) please note that the vendor of this property is an employee of the Connells Group.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

The Quay, Sutton Bridge Spalding

- Ground Floor Leasehold Flat
- One Bedroom
- Lounge, Kitchen and Bathroom
- Local Amenities, Cafes and Doctors
- No Chain

Tenure: Leasehold EPC Rating: E
Council Tax Band: A Service Charge: Ask Agent
Ground Rent: 488.52

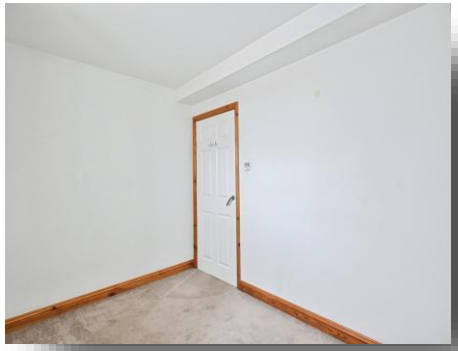
This is a Leasehold property with details as follows; Term of Lease 149 years from 30 Jun 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

offers over

£70,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LST107690

The Property Ombudsman

Property Ref:
LST107690 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

william h brown

01406 363224

longsutton@williamhbrown.co.uk

34 Market Place, Long Sutton, SPALDING, Lincolnshire, PE12 9JF

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.