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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



35 Swallows Court, Spalding PE11 1GZ

GUIDE PRICE - £78,950 Leasehold

- Second Floor Apartment with Lift
- For the Over 55's
- Shower Room
- No Chain
- Viewing Recommended

Second floor, one bedroom apartment in McCarthy & Stone Development for the over 55's in convenient town location. Situated within Building No. 1, the apartment has entrance hall, lounge diner, kitchen with fitted appliances, double bedroom with fitted wardrobes and fully tiled shower room. Communal gardens and parking. Immediate vacant possession.

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406



ACCOMMODATION

From the communal landing private entrance door leads into:

ENTRANCE HALL

9' 6" x 4' 0" (2.90m x 1.22m) Carrelino call system, Airing Cupboard and store cupboard, doors arranged off to:

LOUNGE DINER

17' 1" x 10' 3" (5.21m x 3.14m) Dual aspect with Juliette balcony and French doors to the rear elevation, window to the side elevation, coal effect electric fire with decorative surround, TV point, coved cornice, 2 pendant light fittings, electric heaters, part obscure glazed double doors opening into:

KITCHEN

7' 4" x 7' 4" (2.24m x 2.25m) UPVC window to the rear elevation, Dimplex fan heater, range of fitted units



comprising base cupboards and drawers beneath the roll edged worktops with single drainer stainless steel sink unit with mono block mixer tap, intermediate wall tiling, multi speed AEG cooker hood, AEG ceramic hob and AEG electric oven, integrated refrigerator and freezer, intermediate wall tiling, eye level wall cupboards, fluorescent strip light, coved cornice.

DOUBLE BEDROOM

13' 4" x 9' 0" (4.08m x 2.75m) UPVC window, coved cornice, ceiling light, electric heater, fitted wardrobes with mirror doors.

SHOWER ROOM

7' 0" x 5' 7" (2.15m x 1.72m) maximum Fully tiled walls, double sized walk-in shower cabinet with hand rail, pedestal wash hand basin, low level WC, ceiling light, extractor fan, Dimplex fan heater, heated towel rail.

GENERAL INFORMATION

The Swallows Court Development was constructed by McCarthy & Stone in around 2007 and offers a safe and comfortable environment for the over 60's. Along with the residents lounge with regular coffee mornings and events, there is a guest suite for relatives, fully equipped laundry rooms with washing machines and tumble dryers and established communal gardens.

SERVICE CHARGE

Ground rent charged at £425 per annum. The service charge is currently £2629 per annum (this can be paid monthly).

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 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.

AMENITIES

The town has a wide range of shopping, banking, leisure, commercial and medical 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

THINKING OF SELLING YOUR HOME?

If you are thinking of selling, we offer free market advice and appraisal throughout South Lincolnshire and we will be pleased to assist



GROUND FLOOR



We've 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 errors or mis-statements. The plan is for illustrative purposes only and should be used as a guide only and prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metagen ©2021

TENURE

Freehold

SERVICES

Mains water, electricity and drainage.

COUNCIL TAX BAND

Band A

LOCAL AUTHORITIES

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

PARTICULARS CONTENT

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 do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

ROOM SIZE ACCURACY

Room sizes are quoted in metric to the nearest one tenth of a metre on a wall to wall basis. The imperial measurement is approximate and only intended as a guide for those not fully conversant with metric measurements.

APPARATUS AND SERVICES

The apparatus and services in this property have not been tested by the agents and we cannot guarantee they are present or in working order. Buyers must check these.

Ref: S10809

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		