

EST 1770



# Longstaff<sup>.COM</sup>

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



## 16 Georgian Court, Spalding PE11 2QT

**GUIDE PRICE - £80,000 Leasehold**

- First Floor Apartment
- Walking Distance of Town
- Retirement Apartment for the Over 60's
- No Chain
- Viewing Recommended

Nicely presented one bedroom first floor apartment situated in Georgian Court with accommodation comprising of entrance hallway, lounge, kitchen, shower room and bedroom. Communal gardens and parking. 24 hour emergency careline system, CCTV door entry system

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406



**ENTRANCE HALL**

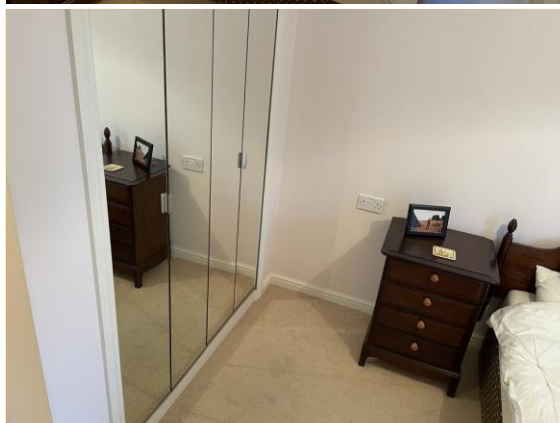
4' 1" x 9' 0" (1.26m x 2.75m) Textured and coved ceiling with center light point, smoke alarm and pull cord for carline. Door off to storage cupboard housing hot water cylinder with slatted shelving and electric consumer unit.

**LOUNGE/DINER**

12' 4" x 17' 6" (3.78m x 5.34m) Wooden double glazed window to the side elevation and wooden double glazed window to the rear elevation. Textured and coved ceiling with 2 x center light points, TV point and telephone point. Floor standing electric storage heater and feature wooden fire surround with fitted electric coal effect fire. Via double glazed doors into:

**KITCHEN**

7' 4" x 6' 4" (2.25m x 1.94m) With wooden double glazed window to the rear elevation, textured and coved ceiling with



strip lighting and fitted with wide range of base and eye level units with preparation surfaces over tiled splash backs with inset stainless steel sink with taps, integrated Belling ceramic hob and integrated Electrolux electric oven. Space for fridge and freezer, electric wall heater.

#### **SHOWER ROOM**

5' 6" x 6' 11" (1.68m x 2.13m) Textured and coved ceiling with center light point, extractor fan, wall mounted heater, fully tiled walls, 3 piece suite comprising low level WC, wash hand basin fitted into vanity unit with storage below, wall mirror with light over, shaving point, fully tiled shower enclosure with fitted thermostatic shower over with grab rails.

#### **BEDROOM**

8' 7" x 13' 0" (2.64m x 3.98m) With wooden double glazed window to rear elevation, textured and coved ceiling with center light point, floor standing electric storage heater and telephone point. Double door glass mirrored wardrobes fitted into recess with hanging rail and shelving.

#### **EXTERIOR**

There is a car park to the rear serving the flats and the owners enjoy use of the communal garden and seating areas.

#### **DIRECTIONS**

From the centre of Spalding at the High Bridge proceed in a southerly direction along London Road alongside the River Welland and take a right hand turning into Haverfield Road, then turn first left and left again into the car park at the rear of the development.

#### **AMENITIES**

The development is close to the town centre with pleasant walks along the banks of the River Welland. The town offers a range of facilities including shopping, banking, leisure, commercial and educational facilities, bus and railway stations, various sports and social clubs, the innovative water taxi service and, on the eastern outskirts the Springfields Retail Outlet/Festival Gardens. The cathedral city of Peterborough is 18 miles to the south and offers a fast train link with London's Kings Cross minimum journey time 50 minutes.

#### **GENERAL INFORMATION**

The property was built approximately in 2002 with the benefit of a 125 year lease. There is an annual charge of £350 for the ground rent. The service charge is £1,622.50 for 6 months and includes building insurance, water rates, use of laundry room, maintenance of buildings and grounds, external window cleaning and communal area electricity supply.

GROUND FLOOR  
475 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA - 475 sq.ft. (44.2 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan and room measurements, measurements of doors, windows, stairs and any other parts are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given for their accuracy or efficiency. Call us on 01775 766766.

## TENURE

Leasehold

## SERVICES

Mains electricity, water 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: S10946

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.

## ADDRESS

R. Longstaff & Co.  
5 New Road  
Spalding  
Lincolnshire  
PE11 1BS

## CONTACT

T: 01775 766766

F: 01775 762289

E: [spalding@longstaff.com](mailto:spalding@longstaff.com)

[www.longstaff.com](http://www.longstaff.com)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C	80   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Produced: 25 August 2022