

EST 1770



Longstaff^{.COM}

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



65, Swallows Court, Spalding PE11 1GZ

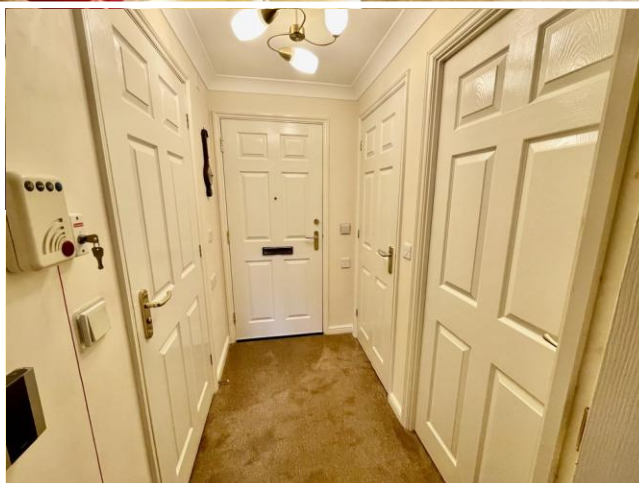
- First Floor Retirement Apartment
- One Bedroom
- Walking Distance of Town Centre
- Communal Gardens and Parking
- Viewing Recommended

GUIDE PRICE - £79,950 Leasehold

1 BEDROOM modern purpose built McCarthy & Stone Apartment at first floor level within the second phase of the popular Swallows Court Development convenient for Spalding town centre. Over 55's only. Communal day room/guest lounges, lift to all floors. Private accommodation including reception hall, lounge/diner, kitchen, bedroom and bathroom. Inspection highly recommended.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ENTRANCE HALLWAY

4' 0" x 6' 10" (1.24m x 2.09m) With skimmed and coved ceiling with centre light point, smoke alarm, central heating thermostat, pull cord for lifeline, BT point. Door off into walk-in storage cupboard with shelving, electric boiler, electric consumer unit board, lighting.



SHOWER ROOM

5' 6" x 6' 10" (1.68m x 2.09m) With skimmed and coved ceiling with centre light point, extractor fan, wall mounted electric wall heater, fully tiled walls, fitted with a three piece suite comprising of low level WC, wash hand basin fitted into vanity unit with storage below, wall mirror over with lighting, fully tiled shower enclosure with fitted thermostatic shower over, grab rails, electric heated towel rail.



MASTER BEDROOM

9' 11" x 15' 4" (3.04m x 4.68m) With UPVC double glazed windows to the side and rear elevations, skimmed and coved ceiling with centre light point, TV point, telephone point, electric wall heater, glass mirrored double doors x 2, fitted wardrobe into recess with hanging rail and shelving.

LOUNGE/DINER

10' 7" x 19' 1" (3.23m x 5.84m) With UPVC double glazed window to the rear elevation, skimmed and coved ceiling with 2 x centre light points, feature fireplace with marble inset and marble hearth, fitted coal effect electric fire, electric wall heater, TV point, telephone point. Via obscure glazed double doors into:

KITCHEN

5' 9" x 8' 7" (1.77m x 2.64m) With UPVC double glazed window to the side elevation, skimmed and coved ceiling with centre strip lighting and extractor fan, fitted with a wide range of base and eye level units with preparation surfaces over tiled splash backs with inset stainless steel bowl sink with mixer tap, integrated AEG Electrolux fan assisted oven and ceramic hob, integrated fridge, slot in three drawer freezer which will be included in the sale.

Curtains and carpets will be included in the 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 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).

SERVICE CHARGE

Ground rent charged at £425 per annum. The service charge is currently £3407.17 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

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.

GROUND FLOOR
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA: 467 sq.ft. (43.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 Metagen ©2022

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



TENURE

Leasehold – Length of lease from 2007 was 125 years.

SERVICES

All mains

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: 15855

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
www.longstaff.com

Produced: 15 May 2023

