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



## 69 Swallows Court, Spalding PE11 1GZ

**£119,995 Leasehold**

- First Floor Apartment
- 2 Bedrooms
- Walking Distance of Town Centre
- Overlooking Pinchbeck Road
- Viewing Recommended

First Floor 2 Bedroom Apartment (located in the front of the building overlooking Pinchbeck Road) in the purpose built McCarthy & Stone Development at Swallows Court close to Spalding town centre. Well appointed accommodation including entrance hall, lounge diner, fitted kitchen, 2 double bedrooms and shower room. Residents lounge, landscaped communal gardens.

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406



#### **ACCOMMODATION**

Located on the first floor, private entrance door to:

#### **RECEPTION HALL**

15' 1" x 3' 4" (4.62m x 1.02m) plus 6'9" x 3'4" (2.07m x 1.03m) approx. Coved cornice, 2 pendant light fittings, night storage heater, entry phone system, large walk-in store cupboard with fuse board, electric meter, shelving, ceiling light, doors arranged off to:

#### **BEDROOM 1**

17' 3" x 9' 6" (5.27m x 2.91m) 2 UPVC windows to the front elevation, electric heater, recessed wardrobe with mirrored doors and fitted 5 door wardrobe unit, coved cornice.



#### **BEDROOM 2**

8' 11" x 11' 1" (2.74m x 3.39m) average plus 5'2" x 4'11" (1.58m x 1.51m), fitted 3 door wardrobe unit, electric heater, coved cornice, pendant light fitment, UPVC window to the front elevation.

#### **SHOWER ROOM**

5' 9" x 6' 9" (1.76m x 2.07m) Double shower cabinet with fitted Mira shower and hand grips, low level WC, hand basin set within vanity storage unit, fully tiled walls, mirror, heated towel rail, shaver point with courtesy light, fan heater, extractor fan, ceiling light.



#### **LOUNGE DINER**

20' 2" x 10' 7" (6.16m x 3.25m) UPVC window to the front and side elevations, coved cornice, 2 pendant light fitments, electric heater, telephone point, TV point, glazed double doors opening into:

#### **FITTED KITCHEN**

7' 4" x 6' 7" (2.24m x 2.02m) average measurement UPVC front window, range of fitted units, AEG electric oven, modern Bosch induction hob, integrated refrigerator and freezer, counter top dishwasher, base cupboards and drawers, eye level wall cupboards, extractor fan, intermediate wall tiling, coved cornice, fluorescent strip light.



#### **GROUND RENT/SERVICE CHARGE**

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.

#### **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).





Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
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**TENURE**

Leasehold

**SERVICES**

Mains water, electricity and drainage.

**COUNCIL TAX BAND**

Band B

**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: 13986**

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

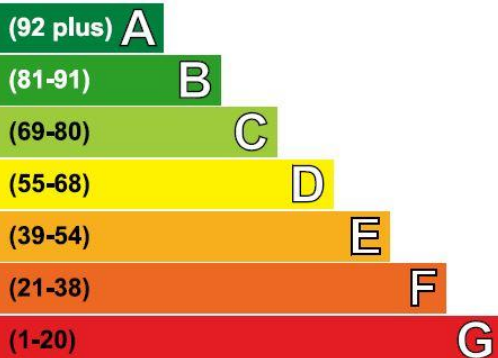
**CONTACT**

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**Energy Efficiency Rating**

Very energy efficient - lower running costs



Current	Potential
79	85