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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



58 Swallows Court, Spalding PE11 1GZ

GUIDE PRICE - £129,950 Leasehold

- For Over 55's
- Ground Floor Apartment
- 2 Bedrooms
- En-Suite and Shower Room
- No Chain

Rare opportunity to buy a 2 BEDROOM GROUND FLOOR Apartment situated in the popular Swallows Court Development. Over 55's only. Hallway, lounge diner, kitchen, 2 bedrooms (one with en-suite) and shower room. All electric heating. No onward chain.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

On entering the building via the rear entrance door from the car park continue along the hallway and the property is situated at the front of Building No. 2. Private entrance door to:

ENTRANCE HALL

5' 9" x 14' 4" (1.77m x 4.39m) Coved cornice, ceiling light, electric heater, entry control panel, smoke alarm, store cupboard housing the electric boiler with slatted shelving and electric meter.

LOUNGE DINER

20' 1" x 11' 0" (6.13m x 3.36m) overall UPVC double glazed French door to the front elevation with matching glazed side panels opening on to a small private seating area. Coved cornice, 2 ceiling light points, electric wall heater, wooden surround around the electric fire with marble effect insert and hearth, TV point, telephone point, glazed double doors to:



FITTED KITCHEN

9' 0" x 5' 9" (2.75m x 1.76m) UPVC double glazed window to the front elevation, coved cornice, fluorescent strip light, extractor fan, range of base cupboards and drawers, eye level wall cupboards, work surfaces, inset single drainer stainless steel sink unit with mixer tap, integrated fridge and freezer, ceramic hob with extractor hood above, fitted fan assisted oven.

Also from the Entrance Hallway doors are arranged off to:

SHOWER ROOM

5' 6" x 6' 11" (1.70m x 2.13m) Coved cornice, ceiling light, electric wall heater, heated towel rail, three piece suite comprising shower cabinet, wash hand basin and low level WC.

MASTER BEDROOM

15' 6" x 9' 6" (4.74m x 2.91m) UPVC window to the front elevation, TV point, electric wall heater, ceiling light, telephone point, range of recessed fitted wardrobes (depth of 0.7m approx.), door to:

EN-SUITE SHOWER ROOM

5' 4" x 6' 4" (1.63m x 1.94m) Coved cornice, ceiling light, extractor fan, electric wall heater, three piece suite comprising shower cubicle, wash hand basin set within vanity unit and low level WC.

BEDROOM 2

11' 4" x 9' 1" (3.46m x 2.77m) UPVC window to the front elevation, electric wall heater, coved cornice, ceiling light.

EXTERIOR

The property has its own access door from the Lounge but can also be accessed from the main communal front and rear entrance doors. There is a residents parking area to the rear and communal gardens for the benefit of the residents.

GENERAL INFORMATION

The property is situated within Building No. 2 with security entrance system, resident house manager, residents lounge, emergency call service and various other facilities that will be discussed upon inspection.

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).

GENERAL INFORMATION

Ground rent is charged at £450 per annum.

The service charge is currently £5106.75 per annum.

Included within the service charge are buildings insurance, water/drainage rates, window cleaning, garden/grounds maintenance, electricity and cleaning of communal areas, laundry room, fire systems, maintenance of lifts, employment of the house manager, audit fees etc. A full breakdown is available upon request.

GROUND FLOOR
688 sq.ft. (63.9 sq.m.) approx.



TOTAL FLOOR AREA: 688 sq.ft. (63.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance purposes only and should be used in conjunction with a prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency. Call us on 01775 766766.

TENURE
Leasehold

SERVICES
Mains electricity, water 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
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Viewings are to be arranged by prior appointment. 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 contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

Ref: S11392

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		