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83 Swallows Court, Spalding PE11 1GZ

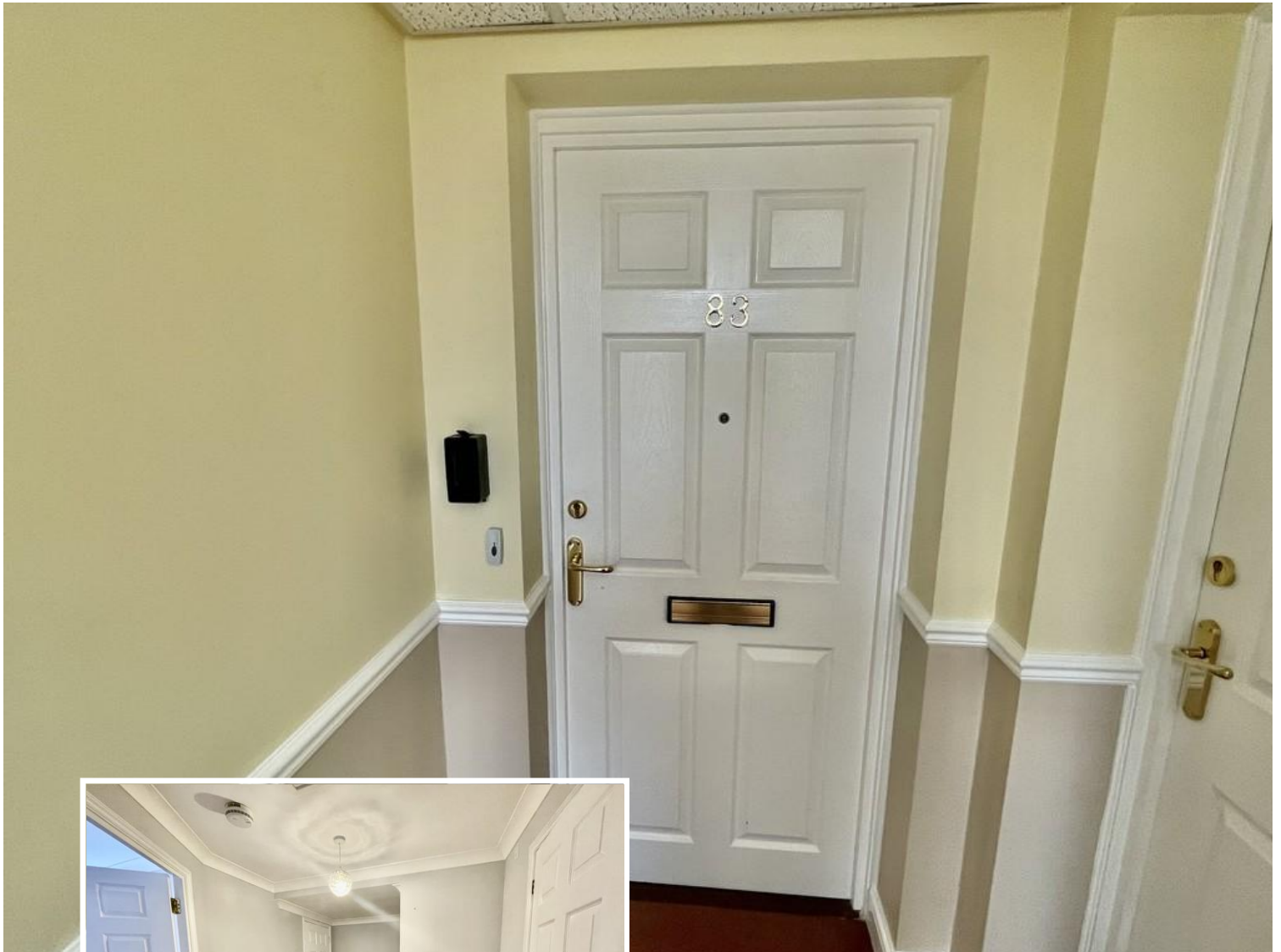
GUIDE PRICE - £79,500 Leasehold

- 2nd Floor Apartment Situated at the Front
- No Chain
- One Bedroom
- Well Presented
- Over 55's

One bedroom SECOND FLOOR, CORNER, Apartment situated in the popular Swallows Court Development for over 55's. Accommodation comprising LARGE entrance hallway, lounge diner with Juliette Balcony, kitchen, bedroom and bathroom. Boiler replaced in the last 6 months.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



ACCOMMODATION

ENTRANCE HALLWAY

7' 8" x 11' 9" (2.36m x 3.59m) Skimmed and coved ceiling, centre light point, access to loft space, smoke alarm, central heating thermostat, pull cord for emergency, telephone point, wall mounted electric heater. Storage cupboard off housing hot water cylinder, slatted shelving, electric consumer unit board, electric meter. Door into:

LOUNGE DINER

10' 9" x 20' 8" (3.28m x 6.30m) UPVC double glazed French doors to the front elevation with Juliette Balcony, skimmed and coved ceiling, 2 centre light points, TV point, telephone point, feature fireplace with coal effect electric fire, electric storage heater. Double obscure glazed doors into:



KITCHEN

5' 8" x 8' 7" (1.73m x 2.64m) UPVC double glazed window to the front elevation, skimmed and coved ceiling, centre strip light, fitted with a wide range of base and eye level units, work surfaces over, inset stainless steel sink with mixer tap, tiled splashbacks, integrated appliances comprising AEG electric oven, AEG ceramic hob, refrigerator and freezer.

From the Entrance Hallway a door leads into:

BEDROOM

8' 9" x 13' 7" (2.68m x 4.15m) UPVC double glazed window to the side and front elevations, skimmed and coved ceiling, centre light point, electric wall heater, TV point, telephone point, fitted glass mirrored wardrobes into recess.

BATHROOM

5' 6" x 6' 9" (1.69m x 2.06m) Fully tiled, skimmed ceiling, extractor fan, centre light point, electric wall heater, heated towel rail, fitted with a three piece suite comprising low level WC, wash hand basin fitted into vanity unit with storage below and mirror, light and shaver point over, bath with taps and fitted thermostat shower over and fitted grab rails.

SERVICE CHARGE

Ground rent charged at £425 per annum. The service charge is currently £3404.50 per annum.

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.

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).



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



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TENURE

Leasehold

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

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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: S11418

ADDRESS

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

CONTACT

T: 01775 766766
E: spalding@longstaff.com
www.longstaff.com

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