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



## 2 Swallows Court, Spalding PE11 1GZ

**GUIDE PRICE - £105,000 Leasehold**

- Ground Floor
- Over 55's
- 2 Bedrooms
- Communal Lounge
- Viewing Recommended

2 bedroom GROUND FLOOR apartment situated in the McCarthy & Stone Development purpose built for over 55's. Short walk into Spalding town centre, communal parking and gardens. Entrance hallway, lounge, kitchen, bathroom and 2 bedrooms. Electric heating.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406



#### **ACCOMMODATION**

##### **ENTRANCE HALLWAY**

5' 7" x 14' 5" (1.72m x 4.40m) Skimmed and coved ceiling, centre light point, smoke alarm, electric storage heater, BT point, Airing Cupboard with electric hot water cylinder and slatted shelving. Door into:

##### **LOUNGE DINER**

11' 0" x 17' 6" (3.36m x 5.35m) UPVC double glazed door to the side elevation, skimmed and coved ceiling, 2 centre light points, TV point, telephone point, electric storage heater, obscured double doors into:

##### **KITCHEN**

5' 8" x 9' 1" (1.75m x 2.78m) UPVC double glazed window to the side elevation, skimmed ceiling, strip light, fitted with a wide range of base and eye level units, work surfaces over,



tiled splashbacks, inset stainless steel sink with mixer tap, integrated AEG electric hob, extractor hood over, integrated eye level AEG electric oven, integrated refrigerator and freezer.

From the Entrance Hallway a door leads into:

#### **BATHROOM**

5' 6" x 6' 9" (1.70m x 2.08m) Fully tiled walls, skimmed ceiling, centre light point, extractor fan, wall mounted electric heater, fitted with a three piece suite comprising low level WC, wash hand basin with taps fitted into vanity unit with storage below and mirror and shaver point over, bath with taps and the mostatic fitted shower over with grab rails.

From the Entrance Hallway a door leads into:

#### **BEDROOM 1**

9' 10" x 17' 8" (3.02m x 5.41m) UPVC double glazed window to the side elevation, skimmed and coved ceiling, centre light point, electric storage heater, TV point, telephone point, fitted wardrobes with hanging rail and shelving.

#### **BEDROOM 2**

8' 8" x 11' 4" (2.65m x 3.47m) UPVC double glazed window to the side elevation, skimmed and coved ceiling, centre light point, electric wall mounted heater.

#### **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).

## **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



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, weights 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. <http://www.rightmove.co.uk>

**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: S11436

**ADDRESS**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		