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49 Swallows Court, Spalding PE11 1GZ

£79,950 Leasehold

- Second Floor Apartment with Lift
- Lounge Diner with Juliette Balcony
- Shower Room
- 24 Hour Emergency Call System
- Residents' Lounge and Guest Suite

Well-presented second floor one bedroom apartment for over 55's. Situated within walking distance of the town centre and Munro Medical Centre. Accommodation comprising entrance hallway, lounge diner, kitchen, bedroom and shower room. Residents parking area and communal gardens.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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ACCOMMODATION

Lift to the second floor.

Entrance door into:

ENTRANCE HALLWAY

6' 9" x 4' 3" (2.08m x 1.32m) Skimmed and coved ceiling, centre light point, access to loft space, smoke alarm, key safe for entrance door, care control pull cord. Storage Cupboard housing boiler and electric consumer unit and slatted shelving.

SHOWER ROOM

5' 6" x 6' 9" (1.70m x 2.08m) Skimmed and coved ceiling, centre light point, extractor fan, electric wall heater, fully tiled walls, heated towel rail, three piece suite comprising low level WC, wash hand basin fitted into vanity unit with storage below and wall mirror over with light., full length walk-in shower cubicle with fitted thermostatic shower over and grab rails fitted, vinyl flooring.

From the Entrance Hallway a door leads into:



BEDROOM

9' 10" x 20' 8" (3.0m at widest point x 6.31m) UPVC double glazed window to the side elevation, skimmed and coved ceiling, centre light point, electric storage heater, TV point, double door wardrobes fitted into recess.

From the Entrance Hallway a door leads into:

LOUNGE DINER

11' 3" x 17' 6" (3.43m x 5.35m) UPVC double glazed window to the front elevation, UPVC double glazed French doors to the side elevation leading on to Juliette Balcony. Skimmed and coved ceiling with 2 centre light points, electric storage heater, TV point, telephone point, double obscure glazed doors into:



KITCHEN

5' 9" x 9' 3" (1.76m x 2.83m) UPVC double glazed window to the side elevation, skimmed and coved ceiling, strip light, fitted with a wide range of base and eye level units with work surfaces over, tiled splashbacks, inset stainless steel sink with mixer tap, integrated AEG ceramic hob, integrated AEG eye level electric oven, integrated fridge and freezer.

GENERAL INFORMATION

The property is situated within Phase I of the Swallows Court Development and is situated on the second floor. There is also a main communal hallway, security entry system, resident house manager, emergency call system, residents lounge, laundry room and various other facilities that will be discussed at the time of 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

Spalding is an historic market town situated along the River Welland which offers a wide variety of wildlife and a water taxi service to and from the attractive Springfields shopping centre and landscaped gardens. The historic Ayscoughfee Hall and gardens normally have a regular programme of events and exhibitions and the South Holland Centre provides cinema, theatrical and musical events. The town has a railway station, a wide range of shopping (including a twice weekly market), banking, leisure, commercial and educational facilities together with museums, restaurants, cafes and public houses. There is a nearby golf course. There are good road and rail links to Peterborough and the A1 with connections to London Kings Cross within less than an hour.

GROUND RENT/SERVICE CHARGE

Ground rent charged at £425 per annum. The service charge is currently £3,405.50 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 lift, 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.



GROUND FLOOR



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.
Map with Metreps ©2022

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TENURE Leasehold

SERVICES Mains water, electricity and drainage. There is no gas.

COUNCIL TAX 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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Ref: S11518

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.

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