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16 Swallows Court, Spalding PE11 1GZ

£89,995 Leasehold

- Newly Decorated
- New Carpets
- Ground Floor Apartment
- Electric Storage Heating
- Shower Room

Beautifully presented one bedroom **ground floor** Apartment with in the McCarthy & Stone Development. Accommodation comprising entrance hallway, lounge diner, kitchen, bedroom and shower room. This ground floor apartment has glazed UPVC doors opening on to a paved patio area overlooking the formal gardens.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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ACCOMMODATION

ENTRANCE HALLWAY

Skimmed and coved ceiling, centre light point, smoke alarm, storage cupboard off housing electric boiler, slatted shelving and electric consumer unit board, further storage cupboard off. Door leading into:

LOUNGE DINER

17' 5" x 10' 11" (5.33m x 3.35m) to 8'07" (2.62m), UPVC double glazed door to the side elevation, skimmed and coved ceiling, 2 centre light points, TV point, telephone point, electric storage heater, fireplace with wooden surround with marble insert and hearth and fitted coal effect electric fire, new carpet. Double obscure glazed doors leading into:

KITCHEN

8' 11" x 5' 8" (2.74m x 1.73m) UPVC double glazed window to



the side elevation, skimmed and coved ceiling, centre 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 freezer, integrated fridge, integrated AEG electric oven and ceramic hob, new vinyl fitted.

DOUBLE BEDROOM

15' 3" x 11' 6" (4.67m x 3.51m) to 8'07" (2.62m). Dual aspect, with UPVC window to the rear and side elevations, skimmed and coved ceiling, centre light point, TV point, telephone point, electric storage heater, fitted double wardrobe fitted into recess, carpet.

SHOWER ROOM

Skimmed and coved ceiling, centre light point, tiled walls, vinyl floor covering, fitted with a three piece suite comprising low level WC, wash hand basin fitted into vanity unit with storage below, walk-in shower cubicle with fitted thermostatic shower over.

GENERAL INFORMATION

The property is situated within Phase I of the Swallows Court Development and is situated on the ground 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.

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		
69-80	C	76 C	77 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: S11595

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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