

EST 1770



# Longstaff<sup>.COM</sup>

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



## 84 Swallows Court, Spalding PE11 1GZ

**£70,000 Leasehold**

- Second Floor Apartment
- Walking Distance of Town
- Double Bedroom, Shower Room
- For the Over 55's
- Viewing Recommended

McCarthy & Stone Second Floor Retirement Apartment for the Over 55's. Nicely presented accommodation comprising entrance hallway, lounge diner, kitchen, double bedroom and shower room. No Chain.

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

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



## ACCOMMODATION

### ENTRANCE HALL

4' 2" x 6' 10" (1.28m x 2.10m) Skimmed and coved ceiling, smoke alarm, centre light point, telephone point. Storage cupboard housing the electric boiler with slatted shelving, cupboard housing electric meter.

### LOUNGE DINER

10' 8" x 18' 9" (3.27m x 5.74m) UPVC double glazed French doors to the front elevation leading on to Juliette Balcony, skimmed and coved ceiling with 2 centre light points, 2 electric heaters (one floor standing and one wall mounted), decorative fireplace with fitted coal effect electric fire, double glazed doors into:



#### **KITCHEN**

5' 8" x 8' 7" (1.73m x 2.63m) UPVC double glazed window to the front elevation, skimmed and coved ceiling with strip lighting, fitted with a wide range of base and eye level units with work surfaces over, under cabinet lighting, tiled splashbacks, integrated AEG electric ceramic hob with extractor hood over, integrated AEG Electrolux fan assisted oven, integrated fridge and freezer.

From the Entrance Hallway a door leads into:

#### **MASTER BEDROOM**

9' 7" x 14' 4" (2.94m x 4.39m) UPVC double glazed window to the front elevation, skimmed and coved ceiling with centre light point, wall mounted electric heater, TV point, mirrored wardrobes fitted into recess with hanging rail and shelving.

#### **SHOWER ROOM**

5' 5" x 6' 9" (1.66m x 2.06m) Skimmed and coved ceiling with centre light point, extractor fan, fully tiled walls, wall mounted electric heater, heated towel rail, fitted with a three piece suite comprising low level WC, wash hand basin fitted into vanity unit with storage below, wall mirror over with light and shaver point, fully tiled one and a half sized shower cubicle with fitted thermostatic shower over.



#### **EXTERIOR**

There is a residents parking area to the rear and communal gardens for the residents to enjoy.

#### **GENERAL INFORMATION**

The property is situated within Phase II of the Swallows Court Development and is situated on the second floor to the rear of the building. There is also a main communal hallway, security entry system, residents 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**

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.

#### **GROUND RENT/SERVICE CHARGE:**

Ground rent charged at £425 per annum. The service charge is currently £3,405.50 per annum (this can be paid monthly).

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.



## **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



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 exterior, fixtures and fittings shown have not been tested and are not guaranteed.

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		

**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**

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 do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

**ROOM SIZE ACCURACY**

Room sizes are quoted in metric to the nearest one tenth of a metre on a wall to wall basis. The imperial measurement in brackets is approximate and only intended as a guide for those not fully conversant with metric measurements.

**APPARATUS AND SERVICES**

The apparatus and services in this property have not been tested by the agents and we cannot guarantee they are in working order. Buyers are advised to check the availability of these with their solicitor or surveyor.

**Ref: S9845**

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

**ADDRESS**

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

**CONTACT**

T: 01775 766766  
 F: 01775 762289  
 E: [spalding@longstaff.com](mailto:spalding@longstaff.com)  
[www.longstaff.com](http://www.longstaff.com)

