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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



66 Swallows Court, Spalding PE11 1GZ

£77,500 Leasehold

- Nicely Presented
- One Bedroom
- Views over Garden
- Shower Room
- Communal Facilities

Nicely presented apartment within Phase 2 of the Swallows Court development by McCarthy and Stone. Located on the 1st floor with views over the gardens, the flat comprises entrance hall, lounge/diner, kitchen, double bedroom, shower room. Communal facilities including residents lounge, laundry and gardens. Ideal for retirement living.

SPALDING 01775 766766 BOURNE 01778 420406

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



Accessed through the main door into Phase 2 up to the 1st floor with private entrance door leading to:

ENTRANCE HALL

Built in store cupboard, coved cornice, doors arranged off to:

LOUNGE/DINER

14' 9" x 17' 6" (4.50m x 5.34m) (max). UPVC window overlooking the gardens, night storage heater, TV point, electric fire with decorative surround, coved cornice, double doors to:

KITCHEN

8' 7" x 5' 8" (2.64m x 1.75m) Range of fitted base cupboards, eye level wall units, worktops, stainless



steel single drainer sink unit with mixer tap, fitted electric oven, four ring hob with extractor above, integrated refrigerator, free standing freezer, UPVC window, ceiling light.

BEDROOM

12' 4" x 8' 9" (3.78m x 2.68m) UPVC window, built in wardrobe, electric heater, coved cornice.

MODERN SHOWER ROOM

8' 9" x 7' 2" (2.69m x 2.20m) (max). Three piece suite comprising shower unit with fitted electric shower, wash hand basin, low level WC, extractor fan, built in store cupboard, fan heater, coved cornice, partial wall tiling.

GENERAL INFORMATION

The property is subject to an annual ground rent which is currently £425 per annum, along with a service charge, 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 the House Manger, 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

Situated along Pinchbeck Road, the property is found by travelling from the Agent's offices along New Road, turning left at the traffic lights in to Pinchbeck Road, over the first set of traffic lights and then the property is situated on the left hand side, almost opposite the Woodlands Hotel.

AMENITIES

The historic market town of Spalding is situated on the River Welland and has a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations.

SERVICE CHARGE/GROUND RENT

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

Include within the service charge is buildings insurance, water/drainage rates, window cleaning, gardening/ground maintenance, electricity and cleaning of communal areas, repairs and maintenance of the lift, fire systems, laundry room etc. Employment of manager and emergency calls with monitoring service and all professional management fees and audit fees. A full breakdown will be available upon negotiation of a sale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	89 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 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: S11830

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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