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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



58 Georgian Court, Spalding PE11 2QT

GUIDE PRICE - £59,000 Leasehold

- Retirement Apartment for the Over 60's
- Popular Development
- Walking Distance of Town
- No Chain
- Viewing Recommended

One bedroom First Floor Retirement Apartment situated in a prime location close to Spalding town centre. Accommodation comprising entrance hallway, lounge, kitchen, bedroom and shower room. Communal gardens and parking. 24 hour emergency careline system, CCTV door entry system

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406



ACCOMMODATION

From the main entrance the staircase rises to the first floor where No. 58 is located. Door leading into:

ENTRANCE HALLWAY

7' 10" x 6' 11" (2.39m x 2.12m) Coved and textured ceiling, centre light point, smoke alarm, pull cord.

Storage cupboard housing hot water cylinder, electric consumer unit, shelving and centre light.

LOUNGE

10' 8" x 19' 8" (3.26m x 6.01m) Double glazed window to the rear elevation, double glazed window to the side elevation, coved and textured ceiling, 2 centre light points, electric storage unit, TV point, telephone point, feature fireplace with surround and hearth with freestanding electric coal effect fire. Obscure glazed double doors into:



KITCHEN

7' 1" x 7' 4" (2.16m x 2.25m) Double glazed window to the rear elevation, coved and textured ceiling, strip lighting, fitted with a wide range of base and eye level units with work surfaces over, tiled splashbacks, integrated Electrolux fan assisted oven, integrated ceramic hob, extractor hood over, space for fridge and freezer, inset stainless steel sink with taps, wall heater.

From the Entrance Hallway a door leads into:

BEDROOM

9' 0" x 15' 9" (2.75m x 4.81m) Wood double glazed window to the rear elevation, coved and textured ceiling, centre light point, TV point, telephone point, electric storage heater, glass mirrored sliding doors, fitted wardrobe with hanging rail, storage and shelving.

SHOWER ROOM

5' 6" x 6' 10" (1.69m x 2.09m) Coved and textured ceiling, centre light point, extractor fan, fully tiled walls, fitted with a three piece suite comprising low level WC, wash hand basin with taps fitted into vanity unit with storage below and mirror over, walk-in fully tiled shower cubicle with fitted the mosaic shower over.

EXTERIOR

There is a car park to the rear serving the flats and the owners enjoy use of the communal garden and seating areas.

DIRECTIONS

From the centre of Spalding at the High Bridge proceed in a southerly direction along London Road alongside the River Welland and take a right hand turning into Haverfield Road, then turn first left and left again into the car park at the rear of the development.

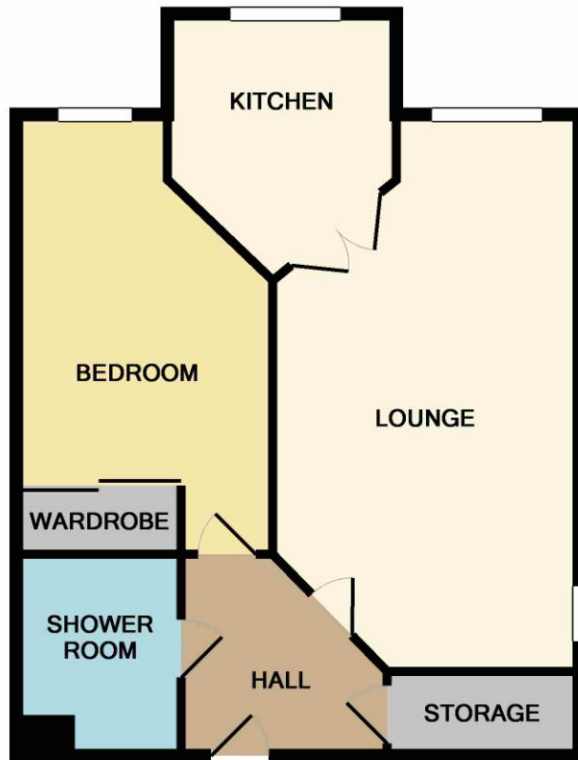
AMENITIES

The development is close to the town centre with pleasant walks along the banks of the River Welland. The town offers a range of facilities including shopping, banking, leisure, commercial and educational facilities, bus and railway stations, various sports and social clubs, the innovative water taxi service and, on the eastern outskirts the Springfields Retail Outlet/Festival Gardens. The cathedral city of Peterborough is 18 miles to the south and offers a fast train link with London's Kings Cross minimum journey time 50 minutes.

GENERAL INFORMATION

The property was built approximately in 2002 with the benefit of a 125 year lease. There is an annual charge of £350 for the ground rent. The service charge is £1,622.50 for 6 months and includes building insurance, water rates, use of laundry room, maintenance of buildings and grounds, external window cleaning and communal area electricity supply.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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
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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

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 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 present or in working order. Buyers must check these.

Ref: S10387

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.

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Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

Current	Potential
78	81