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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



67 Swallows Court, Spalding PE11 1GZ

£99,995 Leasehold

- First Floor Retirement Apartment
- 2 Bedrooms
- Walking Distance of Town Centre
- Communal Gardens and Parking
- Viewing Recommended

2 BEDROOM modern purpose built McCarthy & Stone Apartment at first floor level within the second phase of the popular Swallows Court Development convenient for Spalding town centre. Over 55's only. Communal day room/guest lounges, lift to all floors. Private accommodation including reception hall, lounge/diner, kitchen, 2 bedrooms and bathroom. Inspection highly recommended.

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

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



ACCOMMODATION

Through the main communal entrance door, follow the signs for the lift or staircase rising to the first floor and the property will be easily identified.

Through the private entrance door to:

RECEPTION HALL

4' 9" x 27' 1" (1.47m x 8.26m) Entrance door, skimmed and coved ceiling, central heating controls, care live controls, 2 Dimplex electric storage heaters, smoke alarm, BT point, storage cupboard housing electric meter and shelving rail, storage cupboard housing electric boiler and shelving.

LOUNGE DINER

17' 5" x 16' 9" (5.31m x 5.11m) UPVC double glazed windows to the side and rear elevations, 2 BT points, TV point, feature fireplace with marble effect insert and hearth and fitted electric coal effect fire, double doors into:



KITCHEN

5' 8" x 9' 4" (1.74m x 2.85m) UPVC double glazed window to the rear elevation, coved and skimmed ceiling, extractor fan, fitted range of base and eye level units with splashbacks, inset ceramic hob, integrated AEG fan assisted oven with extractor fan over hob, single drainer stainless steel sink unit with mixer tap.

SHOWER ROOM

6' 11" x 8' 1" (2.12m x 2.48m) Fully tiled walls, tiled floor, coved and skimmed ceiling. Three piece suite comprising low level WC, wash hand basin set in vanity unit with storage below, double sized shower cubicle with fitted thermostatic shower, electric wall heater, wall mirror, light over, extractor fan.

BEDROOM 1

15' 7" x 11' 0" (4.75m x 3.36m) UPVC window to the rear elevation, coved and skimmed ceiling, electric heater, fitted wardrobe with glass fronts, TV point.

BEDROOM 2

12' 3" x 10' 8" (3.75m x 3.26m) UPVC double glazed window to the rear elevation, coved and skimmed ceiling, electric wall heater, light fitting.

EXTERIOR

Approached over Pools Close turning to the right into the car park for Phase II, the property overlooks the landscaped gardens.

GENERAL INFORMATION

Ground rent is charged at £450.00 per annum.

The service charge is currently £3969.69 per annum.

Swallows Court has various facilities for the comfort and convenience of its occupants and their visitors including a guest suite which is available to hire for a nightly charge, a fully equipped laundry room, a house manager, 24 hour careline system, security entrance system, intruders/smoke alarm, residents lounge with communal fitted kitchen, elevators, ample car parking for residents and guests, landscaped and maintained communal gardens.

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 Kings Cross (minimum journey time 50 minutes).

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



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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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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
83	85

TENURE Leasehold

SERVICES mains water, electricity and drainage. There is no gas available at the property.

COUNCIL TAX Band B

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: S10495

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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