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SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



44 Swallows Court, Spalding PE11 1GZ

£84,995 Leasehold

- Retirement Apartment
- Second Floor
- Electric Heating
- Close to the Town Centre
- Viewing Recommended

One bedroom Second Floor Retirement Apartment situated within walking distance of the town centre. Accommodation comprises entrance hallway, lounge diner, kitchen, double bedroom and shower room.

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

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



ENTRANCE HALLWAY

7' 9" x 6' 10" (2.38m x 2.10m) Skimmed and coved ceiling, centre light point, smoke alarm, access to loft space, BT point, pull cord for care line.

WALK-IN CUPBOARD

3' 2" x 6' 3" (0.98m x 1.91m) Housing boiler, skimmed and coved ceiling, light point, shelving, electric consumer unit.

SHOWER ROOM

5' 6" x 6' 11" (1.69m x 2.12m) Skimmed and coved ceiling, centre light point, fully tiled walls, extractor fan, electric wall heater, electric towel rail, fitted with a three piece suite comprising low level WC, wash hand basin fitted into vanity unit with storage below and mirror over with shaver point and light, walk-in shower cubicle with sliding doors with fitted thermostatic shower over with grab rails.



From the Entrance Hallway a door leads into:

MASTER BEDROOM

9' 1" x 15' 7" (2.79m x 4.76m) UPVC double glazed window to the rear elevation, skimmed and coved ceiling, centre light point, telephone point, TV point, electric storage heater, fitted wardrobes with mirrored doors fitted into recess.

From the Entrance Hallway a door leads into:

LOUNGE DINER

11' 1" x 19' 6" (3.40m x 5.95m) UPVC double glazed window to the rear elevation, skimmed and coved ceiling, centre light point, fan light, TV point, telephone point, electric storage heater, electric point for fire.

KITCHEN

7' 4" x 7' 6" (2.25m x 2.31m) UPVC double glazed window to the rear elevation, skimmed and coved ceiling with 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, inset ceramic AEG electric hob with extractor hood over, eye level AEG Electrolux fan assisted oven, wall mounted Dimplex electric heater.

EXTERIOR

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

GENERAL INFORMATION

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

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 £450 per annum. The service charge is currently £2,562.00 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.

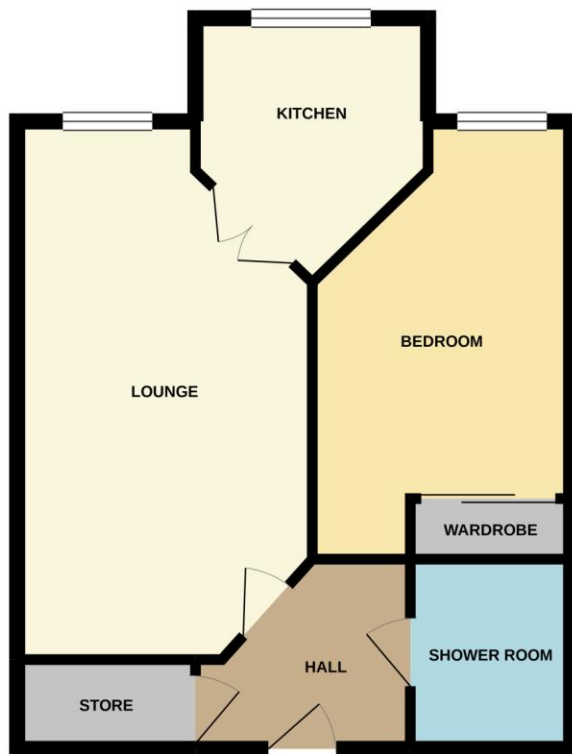


THINKING OF SELLING YOUR HOME?

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
501 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA: 501 sq.ft. (46.5 sq.m.) approx.
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 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: S10616

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

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5 New Road
Spalding
Lincolnshire
PE11 1BS

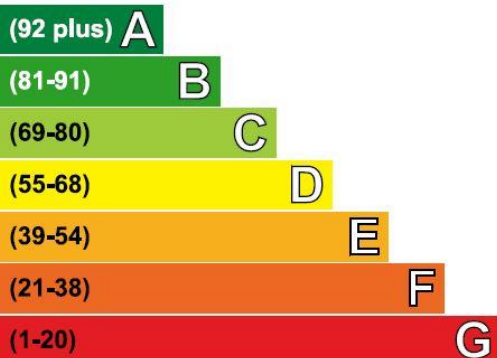
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Produced: 12 August 2020

Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
81	83