





66 SWALLOWS COURT POOL CLOSE

SPALDING, PE11 1GZ

£60,000

LEASEHOLD

CHAIN FREE | ONE-BEDROOM APARTMENT | FIRST FLOOR | LOUNGE/DINER | COMMUNAL GARDENS | LIFT ACCESS | SECURE COMMUNAL ENTRANCE

Offered for sale with NO ONWARD CHAIN, this well-presented one-bedroom first floor apartment offers convenient, low-maintenance living and would make an ideal purchase for first-time buyers, downsizers or investors.

The accommodation comprises a spacious lounge/dining room overlooking attractive communal gardens, a fitted kitchen, a generous double bedroom with built-in storage and a modern shower room.

The apartment is accessed via a secure communal entrance, with both lift and stair access to the first floor. A further benefit is the comprehensive service charge package, which covers maintenance, utilities and on-site management, offering a straightforward and convenient approach to apartment living.

Ideally suited to those seeking a conveniently located, easy-to-maintain home, this chain-free apartment is well worth viewing.

SEDGE

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• Chain free sale • First floor apartment with lift access • Spacious lounge/diner with garden views • Fitted kitchen with integrated appliances • Double bedroom with built-in wardrobe • Modern shower room • Ample internal storage • Secure communal entrance • Well-maintained communal gardens • Comprehensive service charge including on-site manager and maintenance





Summary

CHAIN FREE | ONE-BEDROOM FIRST FLOOR APARTMENT | LIFT ACCESS | SECURE COMMUNAL ENTRANCE | SPACIOUS LOUNGE/DINER | COMMUNAL GARDENS | ON-SITE HOUSE MANAGER | PINCHBECK ROAD, SPALDING

Sedge Estate Agents are delighted to offer for sale this well-presented one-bedroom first floor apartment, situated on Pinchbeck Road in Spalding. Offered with NO ONWARD CHAIN, this spacious apartment provides convenient, low-maintenance living and would make an ideal purchase for first-time buyers, downsizers or investors.

The property is accessed via a secure communal entrance, with both lift and stair access to the first floor, where a private entrance door leads into the apartment.

The accommodation begins with a welcoming entrance hallway featuring a useful built-in storage cupboard, coved cornicing and doors leading to all principal rooms.

The spacious lounge/dining room provides an excellent living and entertaining space, featuring a UPVC window overlooking the communal gardens, allowing natural light into the room. Additional features include a night storage heater, TV point, electric fire with decorative surround and coved cornicing. Double doors provide direct access into the kitchen.

The fitted kitchen comprises a range of wall and base units with complementary work surfaces and a stainless steel sink with mixer tap. Appliances include an electric oven, four-ring hob with extractor hood and integrated refrigerator, together with additional space for a freestanding freezer.

The double bedroom offers comfortable accommodation and benefits from a built-in wardrobe, UPVC window, electric heater and coved cornicing.

Completing the accommodation is a modern shower room fitted with a three-piece suite comprising a shower cubicle with electric shower, wash hand basin and low-level WC. Further features include partial wall tiling, extractor fan, fan heater and a useful built-in storage cupboard.

OUTSIDE AND COMMUNAL FACILITIES

The apartment enjoys views over the communal gardens and benefits from access to a range of shared facilities and services, including communal laundry facilities, maintained grounds and an on-site house manager.

The secure communal building also benefits from lift access, maintained communal areas and an emergency call monitoring service.

SERVICE CHARGE AND ADDITIONAL INFORMATION

The property is leasehold and benefits from a comprehensive service charge package covering a range of building maintenance, communal facilities and management services.

The service charge includes:

- Buildings insurance
- Water and drainage rates
- Window cleaning
- Communal gardening and grounds maintenance
- Cleaning and electricity for communal areas
- Lift maintenance
- Fire safety systems
- Communal laundry facilities
- On-site house manager
- Emergency call monitoring service
- Professional management and audit fees

The annual ground rent and service charge are payable. A full breakdown of the costs is available upon request.

LOCATION

Situated on Pinchbeck Road, the property is conveniently positioned for Spalding town centre, offering access to a wide range of shops, supermarkets, restaurants, leisure facilities, medical services and educational facilities.

Spalding also benefits from bus and rail connections, providing convenient transport links to surrounding towns and villages.

This chain-free first floor apartment offers spacious accommodation, secure communal access, lift facilities and a convenient town location, making it an excellent opportunity for buyers seeking a one-bedroom apartment in Spalding.

Early viewing is highly recommended. Contact Sedge Estate Agents to arrange your viewing.

ROOM MEASUREMENTS

Lounge/Diner – 14'9" x 17'6" (maximum)

Kitchen – 8'7" x 5'8"

Bedroom – 12'4" x 8'9"

Shower Room – 8'9" x 7'2" (maximum)

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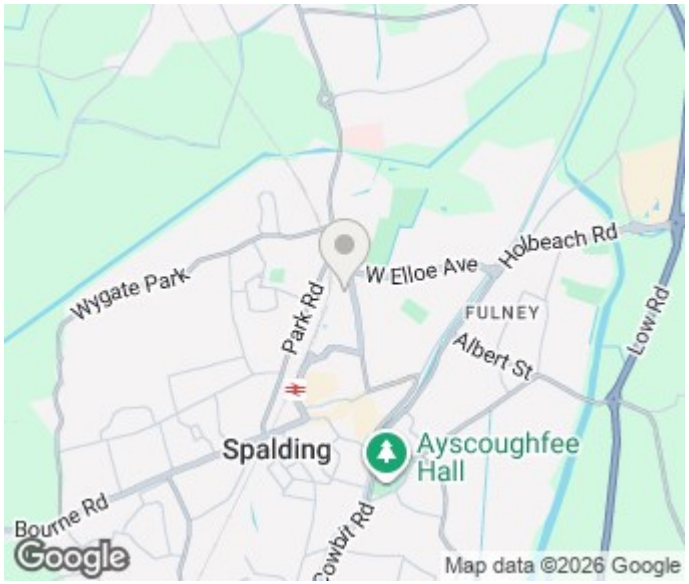





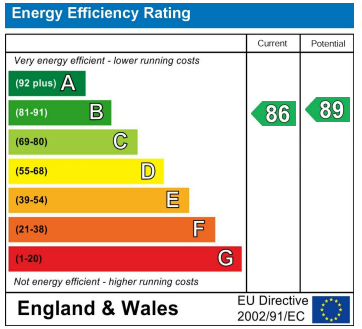

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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