

## 19 DOUBLE STREET

SPALDING, PE11 2AA

**£77,500**  
LEASEHOLD

Newly Decorated with new carpets throughout.

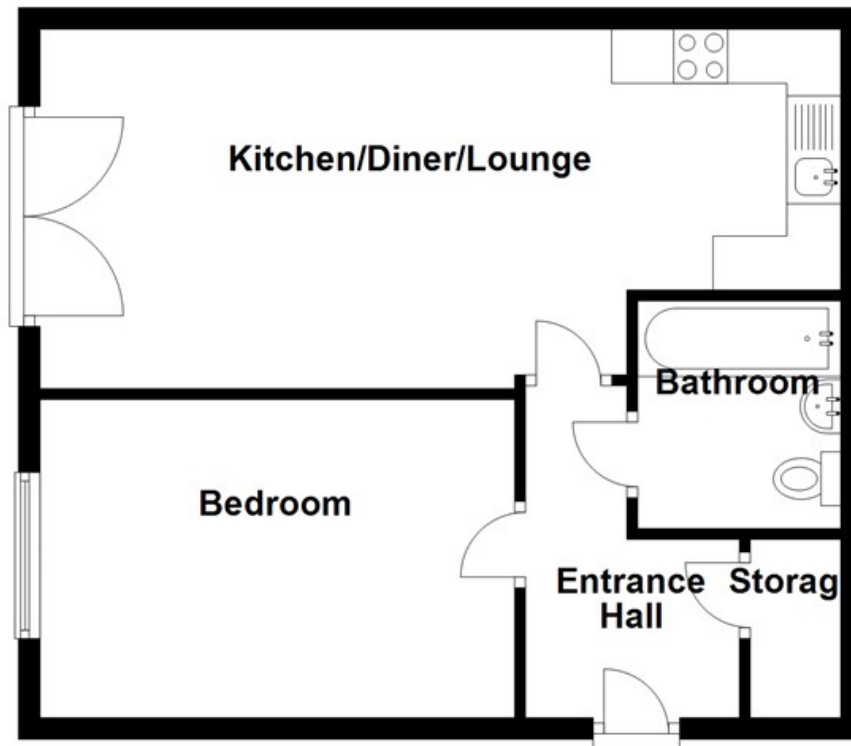
Welcome to this charming apartment located at Flat 3, 19 Double Street. This modern property boasts one bedroom and one bathroom, making it a cosy and inviting space for anyone looking to settle in the heart of the town centre.

One of the standout features of this apartment is the off-road parking available for one vehicle, ensuring convenience and ease for residents. Whether you're a first-time buyer, looking to downsize, or seeking an investment opportunity, this property offers great potential.



## Ground Floor

Approx. 47.0 sq. metres (506.1 sq. feet)



Total area: approx. 47.0 sq. metres (506.1 sq. feet)



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 78                      | 79        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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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