



## 48 SWALLOWS COURT POOL CLOSE SPALDING, PE11 1GZ

**£79,995**  
**LEASEHOLD**

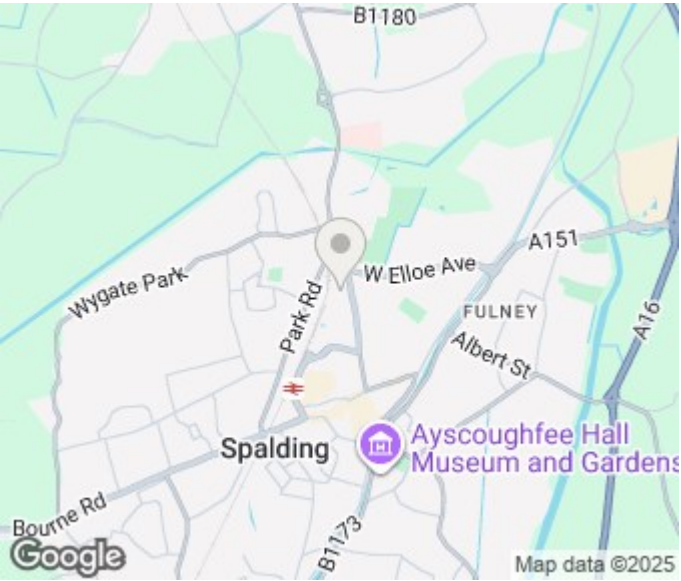
This immaculately presented second-floor retirement apartment offers modern, low-maintenance living in a secure and well-managed development close to Spalding town centre. Recently updated with new flooring throughout, the property features a contemporary kitchen with integrated AEG appliances, a spacious lounge with French doors to a Juliette balcony, a large double bedroom with built-in wardrobes, and a stylish shower room. Residents benefit from lift access, a house manager, emergency call system, communal lounge, laundry facilities, and landscaped gardens, making it an ideal choice for comfortable and convenient retirement living.



GROUND FLOOR



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.  
Made with Measure (2022)



Energy Efficiency Rating		
	Current	Potential
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		
England & Wales		
	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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