



## 28B ALBION STREET

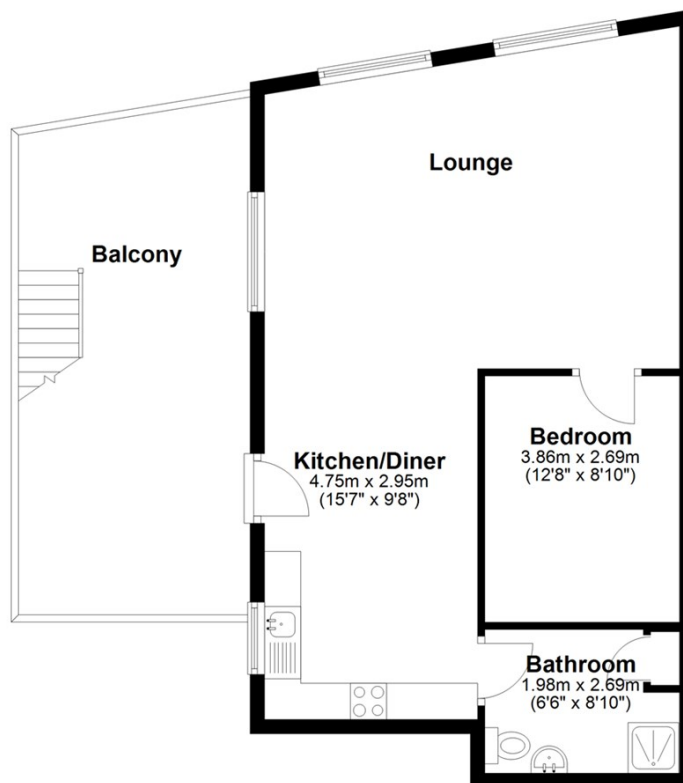
SPALDING, PE11 2AJ

**£76,950**  
LEASEHOLD

Sedge Estate Agents are delighted to offer this spacious one-bedroom first floor apartment in Spalding town centre, sold with a tenant in situ paying £675pcm. The property features a generous lounge, open-plan kitchen/diner, modern bathroom, and double bedroom, as well as a large private balcony overlooking the River Welland. An excellent buy-to-let opportunity in a sought-after central location.



**Ground Floor**  
Approx. 54.3 sq. metres (584.2 sq. feet)



Total area: approx. 54.3 sq. metres (584.2 sq. feet)  
**28b Albion Street**



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>		
(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

Spalding Office Sales  
11 The Crescent  
Spalding  
Lincolnshire  
PE11 1AE

01775 713 888  
enquiries@sedge-homes.com  
www.sedge-homes.com

