





66 SWALLOWS COURT POOL CLOSE

SPALDING, PE11 1GZ

£60,000

LEASEHOLD

Offered chain free, this well-presented first floor one-bedroom apartment features a spacious lounge/diner overlooking communal gardens, a fitted kitchen, a double bedroom with built-in storage, and a modern shower room. Accessed via a secure communal entrance with lift and stairs, the property also benefits from comprehensive service charges covering maintenance, utilities, and on-site management, making it an ideal low-maintenance home in a convenient location.

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

Offered for sale with no onward chain, this well-presented first floor apartment is accessed via a secure communal entrance (Phase 2), with stairs and lift leading to the first floor and a private entrance door.

Entrance Hall
Welcoming hallway with built-in storage cupboard, coved cornicing, and doors leading to all accommodation.

Lounge/Diner – 14'9" x 17'6" (max)
A spacious and light living area with a UPVC window overlooking the communal gardens, night storage heater, TV point, and an electric fire with decorative surround. Finished with coved cornicing and double doors opening into the kitchen.

Kitchen – 8'7" x 5'8"
Fitted with a range of base and wall units, worktops, and a stainless steel sink with mixer tap. Includes an electric oven, four-ring hob with extractor hood, integrated refrigerator, and space for a freestanding freezer. UPVC window and ceiling lighting.

Bedroom – 12'4" x 8'9"
A comfortable double bedroom featuring a UPVC window, built-in wardrobe, electric heater, and coved cornicing.

Modern Shower Room – 8'9" x 7'2" (max)
Comprising a three-piece suite including a shower cubicle with electric shower, wash hand basin, and low-level WC. Additional features include partial tiling, extractor fan, fan heater, built-in storage cupboard, and coved cornicing.

Additional Information

The property is subject to an annual ground rent of £425 and a service charge currently set at £3,405.50 per annum.

The service charge includes:

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

A full breakdown is available upon request during the sales process.

Location

Situated on Pinchbeck Road, the property is conveniently located within easy reach of the centre of Spalding, a historic market town offering a wide range of shopping, leisure, medical, and educational facilities, along with excellent transport links including bus and rail services.

Approximately leasehold property with approximately 106 years remaining, ground rent of £450 per year, service charge of around £3,526 per year, and communal parking included.

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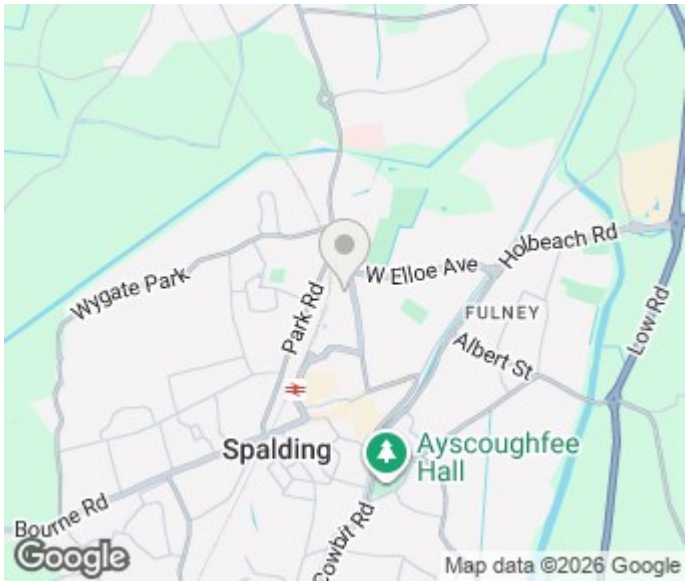






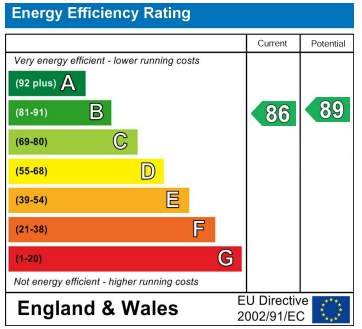












Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants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

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