

EST 1770



Longstaff^{COM}

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



Flat 6, Abbey House, High Street, Spalding PE11 1UG

£99,950 Leasehold

- Ideal for First Time Buyer/Investor
- 2 Bedroom Flat
- New Carpets/Floor Coverings
- Electric Heating

Centrally located first floor 2 bedroom flat with allocated parking. Well presented with new carpets/floor coverings. Reception hall, L shaped lounge diner, kitchen, bathroom and 2 bedrooms.

SPALDING 01775 766766 BOURNE 01778 420406



ACCOMMODATION From the rear entrance door to:

COMMUNAL HALLWAY/LOBBY Staircase rising to first floor and private door into:

RECEPTION HALL 12' 2" x 2' 10" (3.71m x 0.87m)
 Telephone entry system, wall mounted fuse box,
 electric heater, door to:

L SHAPED LOUNGE DINER 14' 11" x 10' 4" (4.55m x 3.16m) plus 9' 4" x 7' 4" (2.86m x 2.25m), 2 sash windows to the front elevation overlooking the River Welland, freestanding pebble effect electric fire, electric heater, fitted carpet, coved and textured ceiling, 2 ceiling lights, archway to:



FITTED KITCHEN 7' 7" x 7' 3" (2.33m x 2.21m) Fitted base cupboards and drawers, roll edged worktops, intermediate wall tiling, matching eye level wall cupboards, one and a quarter bowl sink unit with mono block mixer tap, freestanding electric cooker with cooker hood above, Zanussi washing machine and Logik fridge freezer, 3 adjustable ceiling spotlight, coved and textured ceiling, vinyl floor covering, smoke alarm.

BATHROOM 8' 5" x 6' 0" (2.59m x 1.84m) Three piece suite comprising 'P' shaped bath with Triton shower over, glazed screen and tiled surround, low level WC, vanity hand basin with storage drawers and mono block mixer tap, wall mounted illuminated mirror, Dimplex fan heater, heated towel rail, extractor fan, ceiling light.

BEDROOM 1 9' 8" x 8' 2" (2.95m x 2.51m) Window to the rear elevation overlooking the carpark, electric wall heater, coved and textured ceiling, ceiling light, fitted carpet.

BEDROOM 2 8' 2" x 7' 2" (2.50m x 2.20m) plus recess plus recess. Coved and textured ceiling, ceiling light, window to the rear elevation, fitted carpet, electric heater.

AIRING CUPBOARD Housing the hot water cylinder.

EXTERIOR The property is situated within the Abbey House building which was constructed in 1995. The property is situated on the first floor overlooking the High Street and the River Welland and is accessed either via a hand gate to the front or from a rear entrance door from the car park with intercom system.

CAR PARKING SPACE Allocated and marked in the car park to the rear.

DIRECTIONS Situated within the centre of Spalding. If travelling by car from the twin bridges roundabout proceed along the east bank of the River Welland along Commercial Road, continue into High Street and the property is situated on the left hand side just before the turning into Holland Road. Access to the car park is gained before Holland Road between the Abby House building and the main car park.

AMENITIES

The town has a wide range of shopping, banking, leisure, commercial and education facilities along with the Springfields Shopping Outlet, Festival Gardens and Spalding Golf Course. The cathedral city of Peterborough is approximately 19 miles to the south and has a fast train link with London Kings Cross (minimum journey time 50 minutes).

SERVICES Mains water, electricity and drainage.

The agents are advised that the annual maintenance charge/ground rent is £1700 pa. The lease is a 99 year lease from 1995.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TENURE Leasehold

SERVICES See Note

COUNCIL TAX BAND A

LOCAL AUTHORITIES

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

R. Longstaff & Co LLP, their clients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client(s) or otherwise. All areas, measurements or distances are approximate. Floor plans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

Ref: S12136

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

ADDRESS

R. Longstaff & Co LLP.

5 New Road

Spalding

Lincolnshire

PE11 1BS

CONTACT

T: 01775 766766

E: spalding@longstaff.co.uk

www.longstaff.co.uk