



Residential Portfolio in PE11

The Crescent, Spalding, Lincolnshire, PE11
1AE

£150,000 Starting Bid

Tenure

Freehold

On Street parking

Property features

- ✓ Three individual flats
- ✓ In need of renovating
- ✓ Garden to rear
- ✓ Great investment
- ✓ Town centre location

Arrange a viewing

Lisa Neil
Branch Manager
Commercial National

0191 737 1154
commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

For sale via secure sale online bidding - terms and conditions apply.

This characterful period building, ideally located in the heart of Spalding, is now available as an excellent investment opportunity. Currently divided into three individual flats, the property offers great potential for refurbishment and long-term returns. The Crescent needs to be viewed to really see the potential, book your viewing today.

Summary - Investment Opportunity – Period Property in the Heart of Spalding

This characterful period building, ideally located in the heart of Spalding, is now available as an excellent investment opportunity. Currently divided into three individual flats, the property offers great potential for refurbishment and long-term returns.

The ground floor flat has been stripped back, providing a blank canvas for a new owner to put their own stamp on it. With the potential for two en-suite bedrooms, a lounge, kitchen, and direct access to the rear garden, this space presents a fantastic investment prospect.

Upstairs, the property has been split into two further apartments. One is a generously sized studio flat in need of renovation, while the other is a spacious two-bedroom maisonette, also requiring refurbishment.

Situated within walking distance of Spalding town centre, this property benefits from a highly convenient location. Spalding is a historic market town in Lincolnshire, known for its beautiful riverside setting, charming Georgian architecture, and strong sense of community. The town offers a range of amenities, including shops, restaurants, and leisure facilities, as well as excellent transport links to Peterborough and beyond. Spalding's rich agricultural heritage and annual Flower Parade also make it a popular and vibrant place to live.

With strong rental demand and excellent investment potential, this property presents a fantastic opportunity for investors looking to add value in a sought-after location.

Investment Opportunity – Three Flats in Prime Town Centre Location

This exciting development offers three individual flats, all with great rental potential, making it a fantastic investment opportunity. While the property would benefit from modernisation, its central location ensures high demand from tenants.

Ground Floor – Spacious Two-Bedroom Apartment

- Flat 1: Previously a dental practice, the ground floor is being converted into a spacious two-bedroom apartment. The stud work is in place, and two en-suite bathrooms have been purchased but require fitting. The large living area leads to the garden, and there's a separate kitchen in need of updating. Additionally, the property benefits from a small cellar. Once completed, this flat will be highly desirable for renters.

First Floor – Two Well-Proportioned Flats

- Flat 2: A spacious, conventionally laid-out apartment with a large lounge leading to a kitchen. The property is slightly dated but has been successfully rented out for years. An internal staircase leads to two bedrooms and a large additional bedroom, offering plenty of space.

- Flat 3: The smallest of the three, but still well-sized, featuring a lounge/bedroom, kitchen breakfast room, bathroom, and separate toilet. This flat would benefit from a minor refurbishment but, like Flat 2, has a strong rental history.

Why Invest?

- High Rental Demand – Prime location in the town centre
- Fantastic Potential – Modernising will significantly increase rental yield
- Versatile Opportunity – Ideal for landlords, developers, or those looking for a multi-unit investment

Got the vision to unlock this property's full potential? Book a viewing today!

Ground Floor Flat 1 - Entrance Hall. Bedroom 1 with En-suite. Bedroom 2 with En-suite. Lounge. Kitchen. Cloakroom. Room 2. Outdoor area.

First Floor Flat 2 - Over 2 floors.

Entrance Hall. Lounge. Kitchen.

First Floor Landing. Bedroom 1. Bedroom 2. Bathroom.

First Floor Flat 3 - Entrance Hall. Lounge/Bedroom. Kitchen Diner. Bathroom. Separate Toilet.

Price: Starting Bid £150,000

Property Type: Residential Portfolio

Business Type: Residential Investments

Parking: On Street

Description

Summary - Investment Opportunity – Period Property in the Heart of Spalding



Location

Situated within walking distance of Spalding town centre.



EPC

Ratings;

10 - E

10a - D

10b - E



Tenure

Title number LL300485 - Freehold

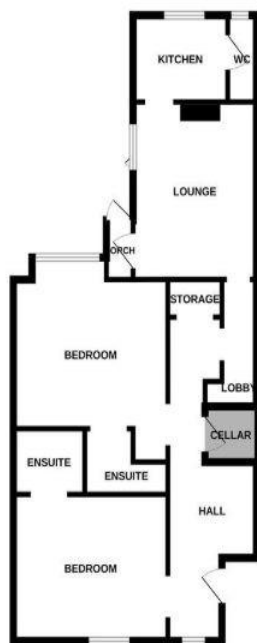


Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on commercial@pattinson.co.uk. With regards to viewing subject property, this is to be done strictly by appointment.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of floor, window, walls and any other parts are approximate. No responsibility is taken for any error, omission or misstatement. This plan is for layout and general guide only and should not be used as such for any construction purposes. The accuracy, legibility and applicability of the plan are not guaranteed as to their quality or efficiency can be given.
Made and Issued by: 12/08/10

The Crescent, Spalding, Lincolnshire, PE11 1AE

Contact your local branch today for more information on this property:

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 ,
commercial@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

