



1 bed apartment to buy in PE11

56 Double Street, Spalding, Lincolnshire,
PE11 2AB

£45,000 Starting Bid

 x1  x1  x1

Tenure

Leasehold

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ ONE BEDROOM
- ✓ BATHROOM
- ✓ TOWN CENTRE LOCATION
- ✓ EPC Rating F

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: F
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

Arrange a viewing

Joe Nicholson
Branch Manager
Midlands Auction

0121 661 8465
midlands@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

ENTRANCE

Communal door with intercom, stairs to first floor.

APARTMENT ENTRANCE

Stairs to bedroom, storage heater.

KITCHEN/LOUNGE

12'4" x 12'2" (3.76m x 3.71m)

Full height sealed unit double glazed window with views over the River Welland, Space for kitchen units, sink unit, storage heater.

BATHROOM

Sealed unit double glazed window to the rear elevation, three piece suite comprising of WC, wash hand basin, bath, wall mounted electric heater.

FIRST FLOOR BEDROOM

9'11" x 12'2" (3.02m x 3.71m)

Sealed unit double glazed window to the front elevation, airing cupboard, wall mounted heater.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 964

Annual Service Charge Amount: £1,133.00

Price: Starting Bid £45,000

Property Type: Apartment

Parking: None

Year built: 1990

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: No

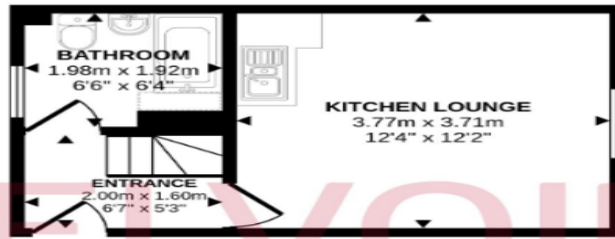
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

Approx Gross Internal Area
37 sq m / 399 sq ft



Ground Floor
Approx 22 sq m / 235 sq ft

Property is personal



First Floor
Approx 15 sq m / 164 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		63
(39-54) E	36	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

56 Double Street, Spalding, Lincolnshire, PE11 2AB

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

Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0121 661 8465,
midlands@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.

