



1 bed retirement property to buy in PE11

Pool Close, Spalding, Lincolnshire, PE11 1GZ

£45,000 Starting Bid

 x1  x1  x1

Tenure

Leasehold

Allocated parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Charming first-floor one-bedroom apartment in a popular Over 55s development
- ✓ Light and airy lounge-diner with lovely garden views
- ✓ Modern, easy-access shower room
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ 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

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

Welcome to a peaceful haven in the heart of Spalding—an elegant one-bedroom first-floor over 55's retirement apartment in the sought-after Swallows Court development. Recently refreshed throughout, this charming home combines comfort, independence and community, offering the perfect setting for a tranquil, low-maintenance lifestyle.

Step inside to a welcoming entrance hall that gently invites you through to the light-filled lounge-diner, where soft garden views create a serene backdrop for everyday living. The adjoining kitchen is neatly arranged and practical, ideal for preparing meals while still enjoying the calm ambience of the home.

The spacious bedroom, complete with fitted wardrobes, offers generous storage and a restful retreat, while the modern shower room provides ease and convenience. Bright, fresh décor enhances each room, making the property truly ready to move straight into—a blank canvas awaiting your personal touch.

Nestled within beautifully maintained communal grounds, this delightful apartment promises peace, privacy and the reassurance of a friendly, supportive community. With no onward chain, the move could be as simple and stress-free as the lifestyle that awaits.

Accessed via a secure entrance and communal hallway, with a lift to all floors, the apartment provides comfortable and well-maintained living space in a supportive, community-focused environment.

Entrance Hall - 2.38m x 2.10m (max) (7'9" x 6'10" (max)) - Coving to skimmed ceiling. Emergency call point with pull cord. BT point. Doors to lounge, bedroom, shower room and cupboard.

Cupboard - Fitted shelving. Hot water tank. Wall mounted electric consumer unit and meter.

Lounge - 3.40m x 5.95m (11'1" x 19'6") - PVC double glazed window overlooking the communal gardens. Coving to skimmed ceiling. Dimplex electric heater. Electric fireplace. Double doors opening to kitchen.

Kitchen - 2.25m x 2.31m (7'4" x 7'6") - PVC double glazed window overlooking communal gardens. Coving to skimmed ceiling. Vinyl flooring. Wall mounted electric heater. Fitted with a matching range of base and eye level units with roll edge work surface and tiled splashback. Four ring electric hob with extractor hood over. Stainless steel sink and drainer with chrome mixer tap. Integrated oven and grill. Integrated under counter fridge.

Bedroom - 2.79m x 4.76m (9'1" x 15'7") - PVC double glazed window overlooking communal gardens. Coving to skimmed ceiling. Dimplex electric heater. Fitted mirrored door wardrobe with shelf and hanging rails.

Shower Room - 1.69m x 2.12m (5'6" x 6'11") - Coving to skimmed ceiling. Vinyl flooring. Extractor fan. Wall mounted electric heater. Wall mounted electric towel rail. Fitted shower cubicle with glass sliding door and thermostatic bar shower. Comfort height close coupled toilet with push button flush. Ceramic wash hand basin with chrome mixer tap set in vanity unit with built in storage and courtesy light.

Development Features - Located in Phase I of Swallows Court, residents enjoy access to:

- Secure entry system
- House manager on site
- Emergency 24-hour call system
- Resident lounge
- Laundry room
- Landscaped gardens
- Lift to all floors
- Ample resident and visitor parking

For sale through Pattinson Auction under Conditional Terms.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 106

Annual Ground Rent Amount: £425.00

Annual Service Charge Amount: £3,527.00

Price: Starting Bid £45,000

Property Type: Retirement property

Parking: Allocated, Private, Residents

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: Yes

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

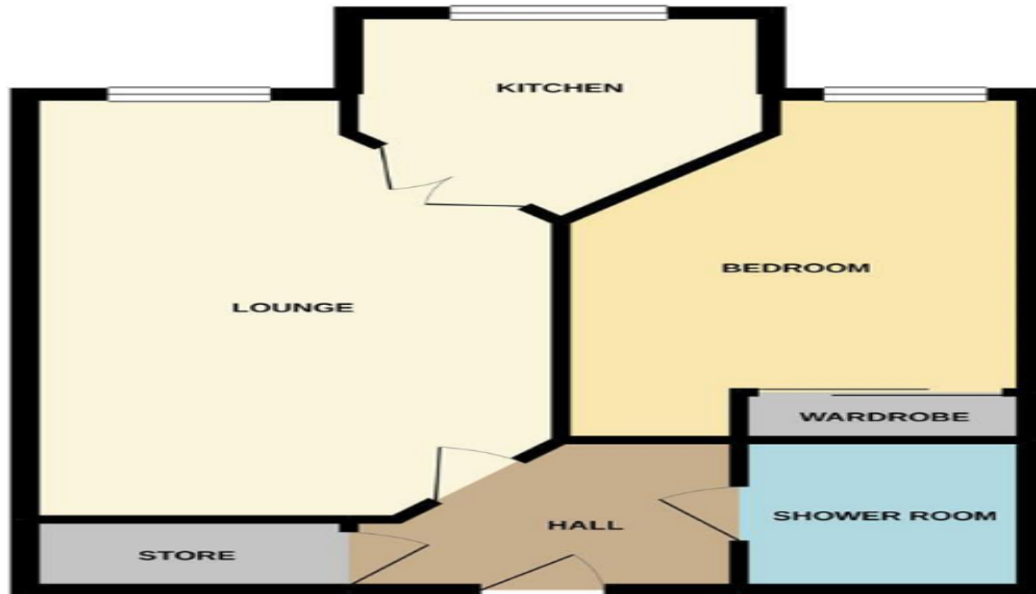
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

GROUND FLOOR
501 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA : 501 sq.ft. (46.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fittings, appliances or efficiency can be given.
Made with Metapix ©2020

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Pool Close, Spalding, Lincolnshire, PE11 1GZ

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.

