



6 Swapcoat Mews, Long Sutton, PE12 9RL

£100,000

Ark Property Centre are delighted to offer for sale with no onward chain this two bedroom second floor apartment with single garage. Situated just a five minute walk from Long Sutton Town Centre and its amenities this apartment is a must view and ideal as a first time buy, investment or bolthole.

Contact Ark for more information.

Hallway 13'5" x 2'11" max. (4.10m x 0.90m max.)

Entrance door, coving to skinned ceiling with recessed ceiling spotlights, wall mounted Dimplex storage heater. Telephone entry point.

Lounge 8'4" x 17'1" max (2.55m x 5.23m max)



Coving to textured vaulted ceiling with arched dormer windows. Wall mounted Dimplex storage heater. Double doors opening to eaves storage.

Kitchen 16'6" x 8'0" (5.04m x 2.45m)



Coving to textured ceiling, tiled flooring. Fitted with a matching range of base and eye level units, roll edge work surfaces and matching upstand, breakfast bar. Four ring electric hob with extractor hood over and electric oven under. Inset stainless steel sink and drainer with chrome mixer tap over. Wall mounted Dimplex storage heater.

Bedroom One 14'7" x 9'8" (4.46m x 2.97m)



Coving to textured ceiling with loft hatch, PVCu double glazed arched dormer window, built in wardrobe with sliding doors, hanging rails and housing hot water cylinder. Wall mounted Dimplex electric heater.

Bedroom Two 14'6" x 7'9" (4.43m x 2.38m)



PVCu double glazed arched window, wall mounted Dimplex electric heater.

Bathroom 6'8" x 11'3" max (2.04m x 3.44m max)



PVCu double glazed arched window. Fitted with a three piece suite comprising corner bath with chrome taps over, close coupled toilet and inset wash hand basin in unit with chrome taps and storage under.

Outside



Swapcoat Mews can be accessed off Swapcoat Lane by car and off Market Street by foot. Drive under the 'Swapcote Mews' arch and into the car park where you will find a single garage belonging to the property and several visitor spaces. There is a communal entrance door that is shared by two apartments. Long Sutton Town Centre is 1 minute by car and 5 minutes walk from the apartment.

Garage 16'2" x 7'4" (4.94m x 2.26m)

Single garage with up and over door.

Additional Information

TENURE: Leasehold with vacant possession on completion.

EPC RATING: C

COUNCIL TAX BAND: A

MANAGEMENT COMPANY:

COST PER YEAR:

LENGTH OF LEASE: 999 years from 1989

GROUND RENT: £85 per month approx.

The 999 year lease is from 1989 and there is annual service charge to include ground rent currently payable at £85 approx per calendar month. This property is offered with no forward chain.

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

Disclaimer

These particulars, whilst believed to be accurate are set out as 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 firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

Property Postcode

For location purposes the postcode of this property is: PE12 9RL.

Viewing Arrangements

Viewing is by appointment with Ark Property Centre

only. We suggest you call our office for full information about this property before arranging a viewing.

Floor Plan

Area Map



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6 New Road, Spalding, Lincolnshire, PE11 1DQ
 Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

Energy Efficiency Graph

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

