



## **11 Aldrin Close, Spalding, PE11 2GL**

**£150,000**

NO ONWARD CHAIN! One bedroom detached apartment situated on a popular residential estate. Located close by to Spalding Town Centre, all local amenities and easy road links to Boston and Peterborough. The property benefits from a single garage, allocated parking and bright and airy open plan interior. In brief the accommodation comprises of entrance porch and hall with integral door through to the garage and stairs to the first floor. Open plan living room diner with wood burning stove, kitchen, bedroom and bathroom. Viewing is highly advised to appreciate what this property has to offer.

**Entrance Porch**

Part glazed door to front aspect. Telephone point. Skimmed and coved ceiling. Radiator. Built in cupboard.

**Entrance Hallway**

Skimmed and coved ceiling. Radiator. Stairs to first floor landing. Integral door through to the single garage. Smoke alarm.

**Kitchen 8'9" x 8'11" (2.69 x 2.72)**

Upvc window to front elevation. A selection of base, wall and display units with work surface over. Sink. Part tiled splash back wall. Space for washing machine and fridge. Electric oven and gas hob with extractor over. Skimmed ceiling. Tiled flooring.

**Open Plan Living Room Dining Area 18'0" x 24'8" (5.50 x 7.54)**

Upvc window to front elevation. Carpeted. Skimmed and coved ceiling. Two radiators. Television point. Telephone point. Central heating controls. Smoke alarm. Wood burning stove with tiled hearth.

**Inner Hall**

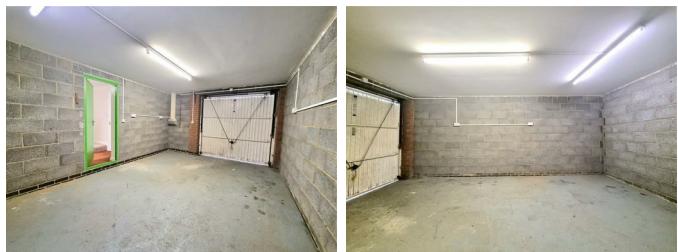
Smoke alarm. Loft access. Radiator. Built in cupboard.

**Bedroom 12'11" x 11'6" (3.96 x 3.53)**

Upvc window to the front elevation. Skimmed ceiling. Television and telephone point. Radiator.

**Bathroom**

Skimmed ceiling. Extractor fan. Tiled flooring and walls. Radiator. Shaver point. Toilet. Wash hand basin. Bath with shower over.

**Garage 12'2" x 18'2" (3.71 x 5.56)**

Up and over door to the front. Power and lighting. Integral door.

**Leasehold Information**

999 year lease from 01.01.2006

Ground rent is £150 per annum

Maintenance charge is approx £850 per annum

**Property Postcode**

For location purposes the postcode of this property is: PE11 2GL

Council Tax Band: A

**Additional Information**

Leasehold with vacant possession on completion.

Council Tax Band: A

**PLEASE NOTE:**

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

**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.

**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.

**Ark Property Centre**

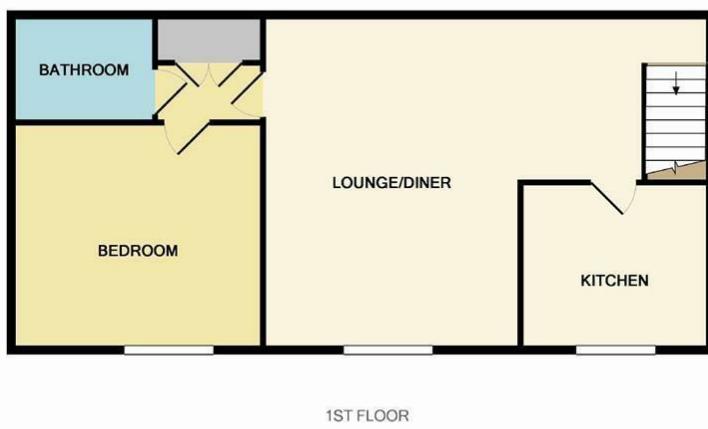
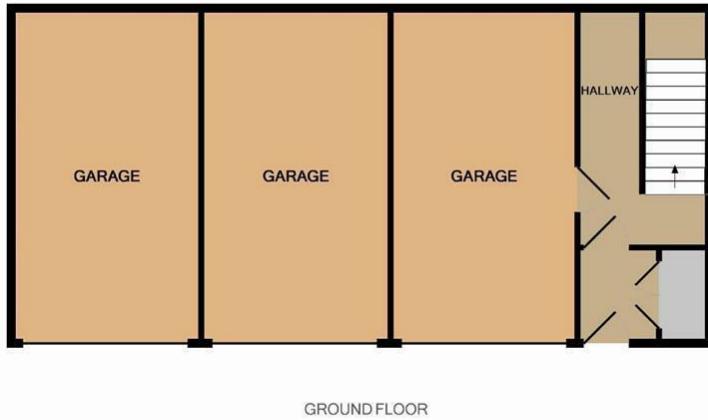
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

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.

## Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Area Map



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## Energy Efficiency Graph

