



## 13 Grange Court, Spalding, PE11 2DX

**£85,000**

- One-bedroom apartment located at Grange Court, Spalding
- Accommodation comprising entrance hall, lounge, kitchen, bedroom and shower room
- Well-maintained communal outdoor spaces
- Allocated parking available
- Currently tenanted – available with vacant possession or tenants in situ
- Ideal for first-time buyers, downsizers or buy-to-let investors

A well-presented one-bedroom apartment situated at Grange Court in the popular market town of Spalding. The accommodation comprises an entrance hall, lounge, fitted kitchen, double bedroom and shower room. The property benefits from well-maintained communal outdoor spaces and allocated parking. Currently tenanted, the apartment can be purchased either with vacant possession or with tenants in situ, making it an ideal opportunity for both owner-occupiers and investors. Local amenities and transport links are conveniently located nearby.

#### Entrance Hall

Doors to shower room, bedroom, lounge. Built in boiler cupboard.

#### Lounge 9'10" x 15'4" (3.01m x 4.69m)



Double glazed window to the front. Carpeted.

#### Kitchen 13'7" x 5'6" (4.15m x 1.70m)



Skimmed ceiling with recessed spotlights, vinyl flooring, radiator. Fitted base and eye level units with worktop space, four ring electric hob with extractor hood over and electric oven and grill under, stainless steel sink and drainer with chrome mixer tap over. Space for fridge freezer, space and plumbing for washing machine.

#### Bedroom 8'6" x 9'5" (2.61m x 2.89m)



PVC double glazed window to rear, skimmed ceiling, radiator.

#### Shower Room 4'10" x 6'3" (1.48m x 1.93m)



Skimmed ceiling with recessed spotlights, vinyl flooring, chrome wall mounted heated towel rail. Fitted with a three piece suite comprising shower cubicle, close coupled toilet and pedestal wash hand basin.

#### Outside

Two allocated parking spaces to the front. Rear Garden: Access to communal garden and large shared storage space.

#### Property Postcode

For location purposes the postcode of this property is: PE112EG

**Additional Information****PLEASE NOTE:**

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

**Anti-money Laundering (AML) Checks**

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

**Verified Material Information**

Tenure: Leasehold

Council tax band: A

Annual charge: Paid to: Halmer Court Management Company Ltd

Ground Rent - None. Service Charge – £126.13 pm

Property construction: Brick built

Electricity supply: Mains

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Electric heating

Heating features: No

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice and Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely

over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Allocated parking

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - low. Rivers and the sea - medium. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Coastal erosion risk: No

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: TBC

**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.

**Referral & Fee Disclosure**

We can also offer full Financial and Solicitor services.

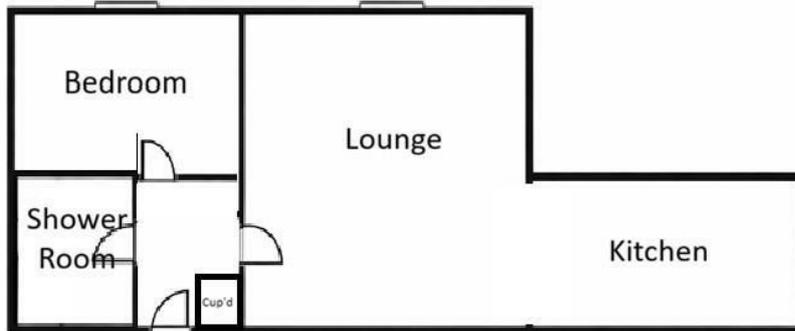
We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service

and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

**Disclaimer**

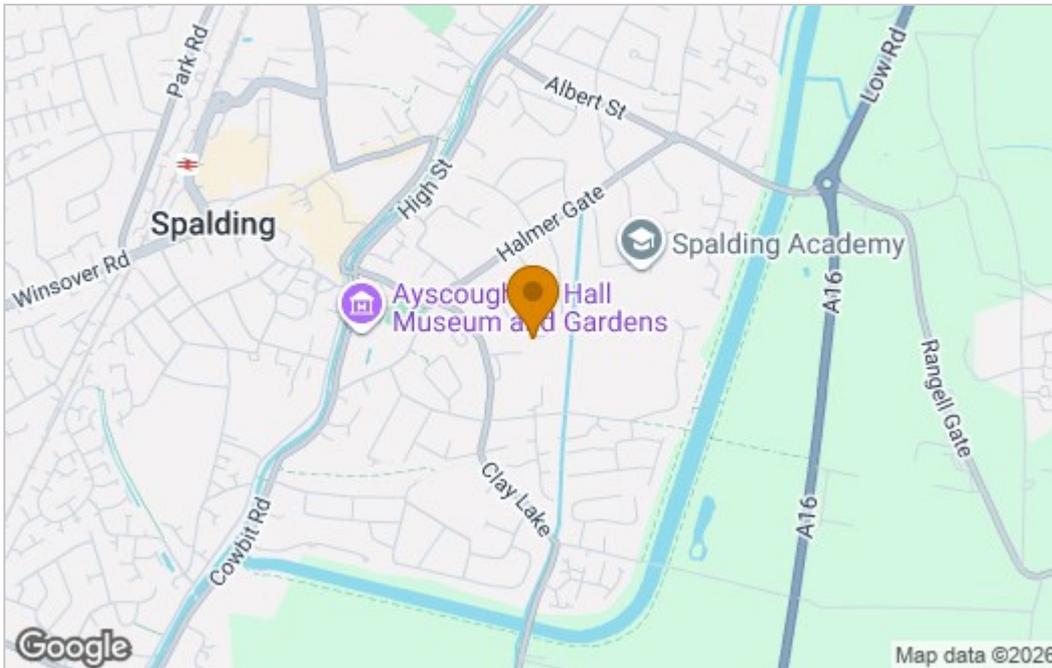
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## Floor Plan



Disclaimer: The floorplan and dimensions are provided for guidance purposes only and are not to scale. They are not intended to form part of any contract and should not be relied upon as statements of fact. Any prospective purchaser or tenant should satisfy themselves as to the accuracy of the information by inspection or other means.

## Area Map



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## Energy Efficiency Graph

