



## **24 Leiden Fields, Lincs, PE11 3EQ**

**£95,000**

Ark Property Centre are delighted to offer for sale this two bedroom over 55's apartment located on the popular Leiden Fields development in Spalding. Internally the property comprises entrance hall, landing, lounge, kitchen, shower room and two bedrooms. Externally there are communal gardens and an allocated parking space. Contact Ark for more information.



### Entrance Hall

Stairs leading to the first floor.

### Landing

Loft access. Door to airing cupboard. Water tank. Shelving.

### Lounge



Upvc double glazed french doors to rear elevation. Double glazed window to side elevation. Radiator. Coved ceiling.

### Kitchen



Double glazed window to the rear elevation. Range of fitted base and wall units. Fitted Cooker. Extractor fan over. Stainless steel single sink drainer. Plumbing for washing machine. Space for fridge. Radiator. Coved ceiling.

### Shower Room



Double glazed window to side elevation. Three piece suite. Toilet. Wash hand basin. Shower cubicle. Radiator. Coved ceiling.

### Bedroom One



Double glazed window to front elevation. Door to the side leading to a small balcony area suitable for seating. Radiator. Coved ceiling.

### Bedroom Two



Double glazed window to front elevation. Radiator. Coved ceiling.

### Exterior



Allocated parking space. Communal gardens. Balcony with views.

### Property Postcode

For location purposes the postcode of this property is: PE11 3EQ

### Viewings

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.

### 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.

### Leasehold information

Leasehold with vacant possession on completion. 999 year lease from 1990

The Council tax for the property is Tax Band A and is £1281.78 per year.

£90 per month for maintenance charge approx £118.15 per year - community centre insurance approx

There is a business secretary on site 9am until 1pm every week Monday - Friday.

There is a Lifeline available for owners at Leiden fields which is included in their monthly fees. If used relatives will be contacted directly if there is any falls or problems etc.

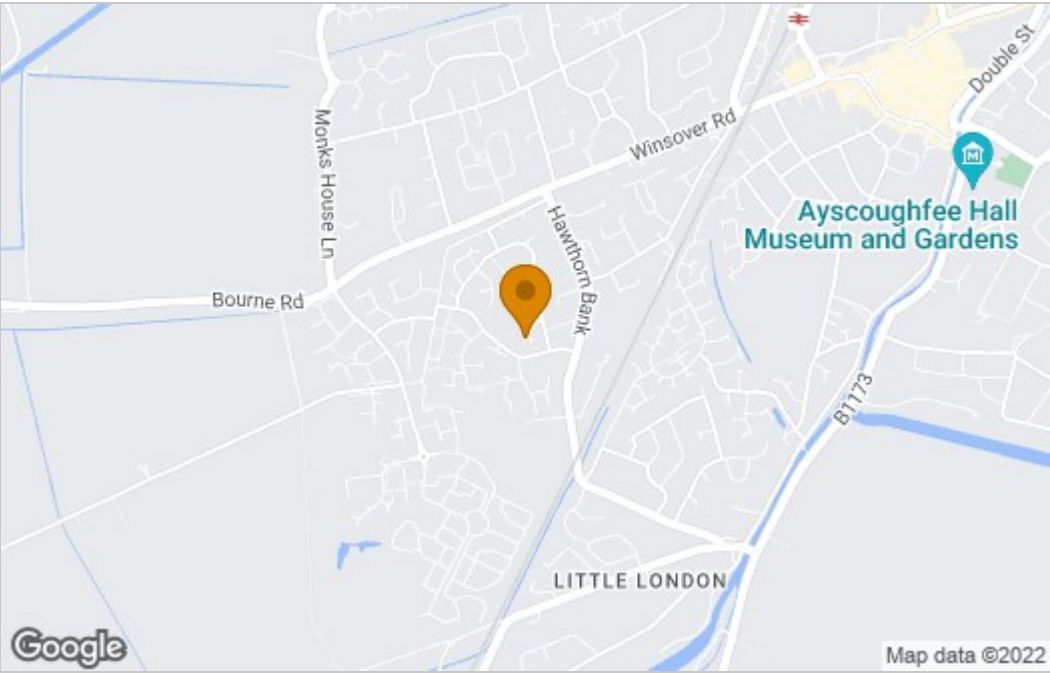
### Disclaimer

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 firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.



Floor Plan

Area Map



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Energy Efficiency Graph

