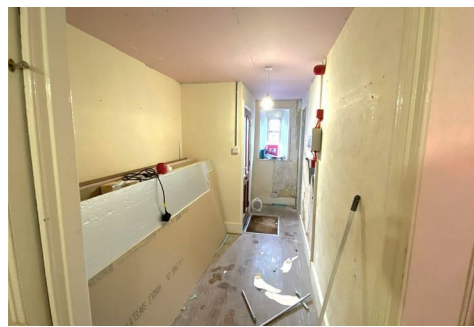




10 The Crescent, Spalding, PE11 1AE

£200,000

- Three individual flats
- Great investment
- In need of renovating
- Town centre location
- Garden to rear
- Cash buyers only
- Priced to sell
- No forward chain

This characterful period building, ideally located in the heart of Spalding, is now available as an excellent investment opportunity. Currently divided into three individual flats, the property offers great potential for refurbishment and long-term returns. The Crescent needs to be viewed to really see the potential, book your viewing today.

Summary

Investment Opportunity – Period Property in the Heart of Spalding

This characterful period building, ideally located in the heart of Spalding, is now available as an excellent investment opportunity. Currently divided into three individual flats, the property offers great potential for refurbishment and long-term returns.

The ground floor flat has been stripped back, providing a blank canvas for a new owner to put their own stamp on it. With the potential for two en-suite bedrooms, a lounge, kitchen, and direct access to the rear garden, this space presents a fantastic investment prospect.

Upstairs, the property has been split into two further apartments. One is a generously sized studio flat in need of renovation, while the other is a spacious two-bedroom maisonette, also requiring refurbishment.

Situated within walking distance of Spalding town centre, this property benefits from a highly convenient location. Spalding is a historic market town in Lincolnshire, known for its beautiful riverside setting, charming Georgian architecture, and strong sense of community. The town offers a range of amenities, including shops, restaurants, and leisure facilities, as well as excellent transport links to Peterborough and beyond. Spalding's rich agricultural heritage and annual Flower Parade also make it a popular and vibrant place to live.

With strong rental demand and excellent investment potential, this property presents a fantastic opportunity for investors looking to add value in a sought-after location.

Investment Opportunity – Three Flats in Prime Town Centre Location

This exciting development offers three individual flats, all with great rental potential, making it a fantastic investment opportunity. While the property would benefit from modernisation, its central location ensures high demand from tenants.

Ground Floor – Spacious Two-Bedroom Apartment

- Flat 1: Previously a dental practice, the ground floor is being converted into a spacious two-bedroom apartment. The stud work is in place, and two en-suite bathrooms have been purchased but require fitting. The large living area leads to the garden, and there's a separate kitchen in need of updating. Additionally, the property benefits from a small cellar. Once completed, this flat will be highly desirable for renters.

First Floor – Two Well-Proportioned Flats

- Flat 2: A spacious, conventionally laid-out apartment with a large lounge leading to a kitchen. The property is slightly dated but has been successfully rented out for years. An internal staircase leads to two bedrooms and a large additional bedroom, offering plenty of space.
- Flat 3: The smallest of the three, but still well-sized, featuring a lounge/bedroom, kitchen breakfast room, bathroom, and separate toilet. This flat would benefit from a minor refurbishment but, like Flat 2, has a strong rental history.

Why Invest?

- High Rental Demand – Prime location in the town centre
- Fantastic Potential – Modernising will significantly increase rental yield
- Versatile Opportunity – Ideal for landlords, developers, or those looking for a multi-unit investment

Got the vision to unlock this property's full potential? Book a viewing today!

Ground Floor Flat 1

Entrance Hall. Bedroom 1 with En-suite. Bedroom 2 with En-suite. Lounge. Kitchen. Cloakroom. Room 2. Outdoor area.

First Floor Flat 2

Over 2 floors.

Entrance Hall. Lounge. Kitchen.

First Floor Landing. Bedroom 1. Bedroom 2. Bathroom.

First Floor Flat 3

Entrance Hall. Lounge/Bedroom. Kitchen Diner. Bathroom. Separate Toilet.

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.

Property Postcode

For location purposes the postcode of this property is: PE11 1AE

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.

Verified Material Information

Tenure: Freehold

Council tax band: A

Annual charge: No

Property construction: Brick Built

Electricity supply: Rubi Energy

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 Likely over

Voice and Data. O2 is Likely over Voice and Data. Vodafone is Likely 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: Public parking behind the property.

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: D66

Additional Information

PLEASE NOTE:

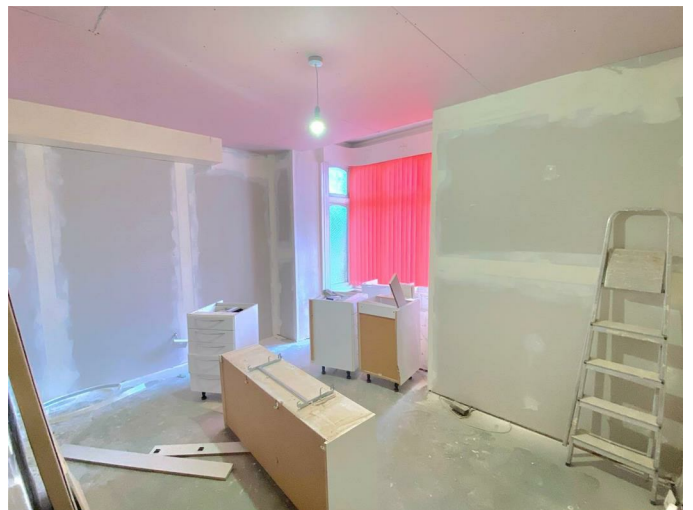
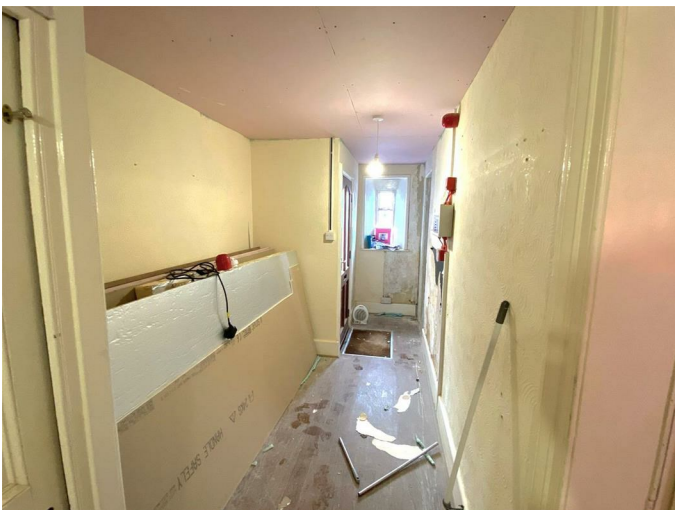
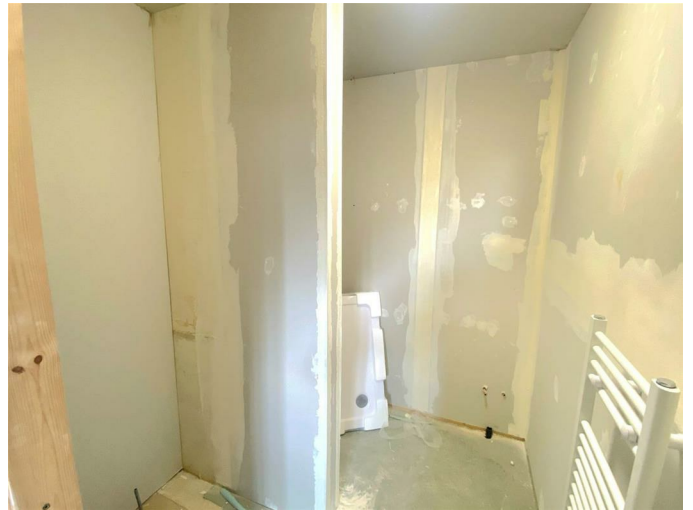
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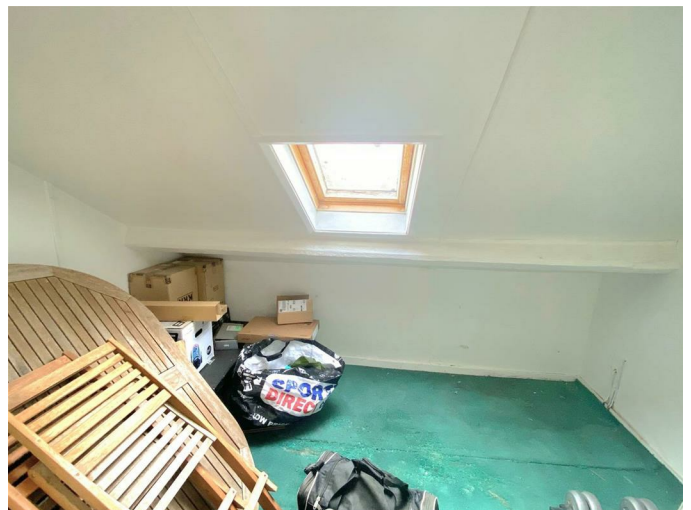
Viewing Arrangements

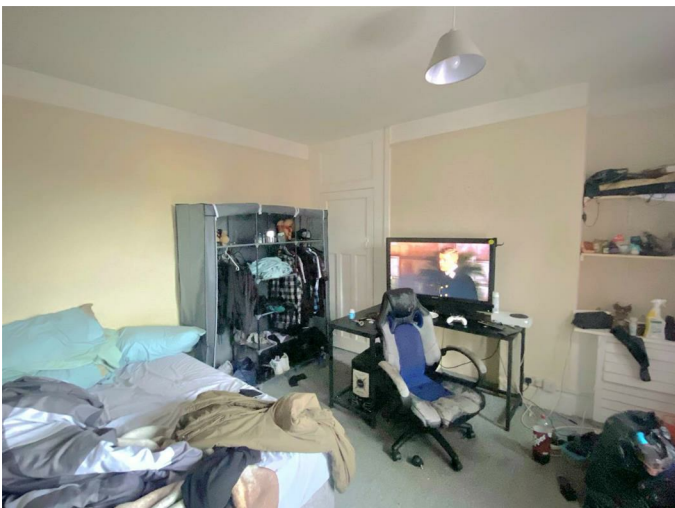
Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

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.



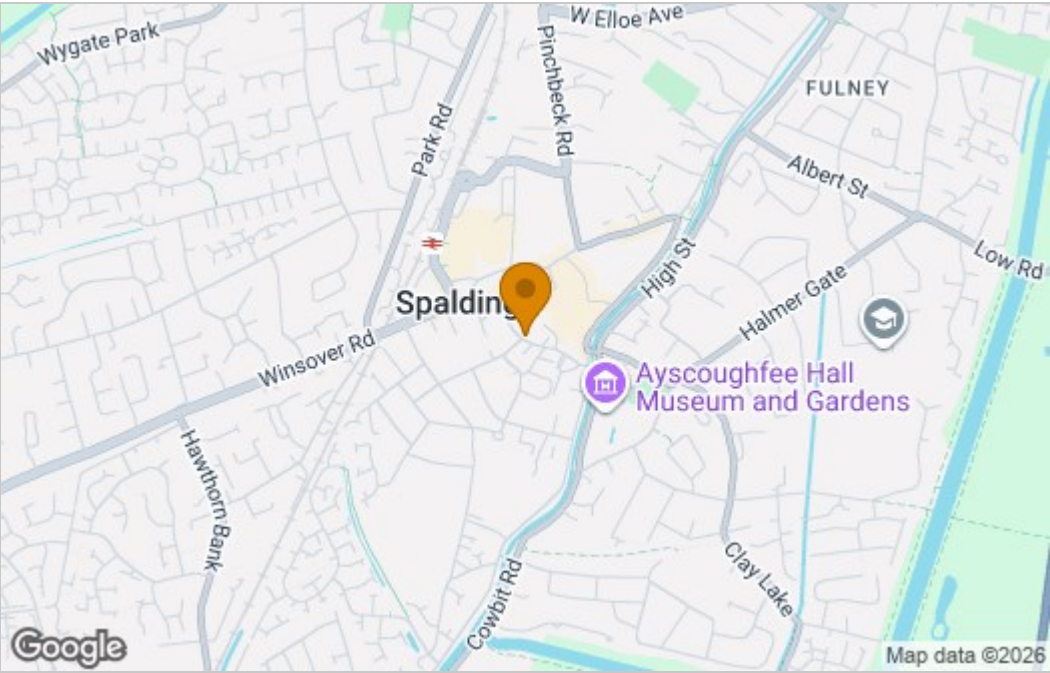




Floor Plan



Area Map



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Energy Efficiency Graph

