



## **Sterling House 85 St. Thomas Road, Spalding, PE11 2TJ**

**£770,000**

- 7 flats for sale, out of a total 10 in the block near Spalding Town Centre
- Open-plan kitchen and living space, ideal for modern living
- Apartments have two comfortable bedrooms with a shower room

- Close to town centre amenities, schooling and transport links
- Allocated tenant parking spaces included
- Fully let
- Current Annual Rental Income: £65,256
- 8.5% Return

A well-located 7 flats for sale, out of a total 10 in the block, near Spalding Town Centre.

The apartments offer well-planned accommodation in a highly convenient setting, just a short distance from Spalding town centre, local schools and everyday amenities.

The property benefits from allocated tenant parking spaces, a valuable asset in a central location, and sits in an area of strong and consistent rental demand.

Currently let to reliable tenants, the property presents a strong investment opportunity, though it can also be sold with vacant possession for those looking to move straight in.

Offered for sale as a single lot, this opportunity is ideal for investors, developers, or an owner-occupier seeking a property with ongoing rental income potential.

Viewings and further information available on request.

### FLAT 1 - Ground Floor

#### Entrance Hall

Entrance door. Built in utility cupboard.

#### Lounge



PVC double glazed French doors. Coving to ceiling. Radiator. Opening to kitchen.

#### Kitchen



PVC double glazed window. Coving to ceiling. Tiled flooring. Fitted base and eye level units with tiled splashbacks. Four ring electric hob with extractor hood over. Electric oven and grill. Stainless steel sink and drainer. Space for fridge freezer.

#### Bedroom 1



PVC double glazed window. Coving to ceiling. Laminate flooring. Radiator.

## Bedroom 2



PVC double glazed window. Coving to ceiling. Laminate flooring. Radiator.

## Bathroom



PVC double glazed window. Tiled flooring and wall tiling. Radiator. Fitted shower cubicle. Toilet. Wash hand basin.

## FLAT 2 - Ground Floor

### Entrance Hall

Entrance door. Built in utility cupboard.

### Lounge

PVC double glazed French doors. Coving to ceiling. Radiator. Opening to kitchen.

### Kitchen

PVC double glazed window. Coving to ceiling. Tiled flooring. Fitted base and eye level units with tiled

splashbacks. Four ring electric hob with extractor hood over. Electric oven and grill. Stainless steel sink and drainer. Space for fridge freezer.

## Bedroom 1

PVC double glazed window. Coving to ceiling. Radiator.

## Bedroom 2

PVC double glazed window. Coving to ceiling. Radiator.

## Bathroom

PVC double glazed window. Tiled flooring and wall tiling. Radiator. Fitted shower cubicle. Toilet. Wash hand basin.

## FLAT 3 - Ground Floor

### Entrance Hall

Storage cupboard. Door to lounge, bedrooms and shower room.

### Lounge



UPVC window. Radiator. Laminate wood flooring.

## Kitchen



Matching range of base and eye level units with work surfaces over. Sink unit with drainer and mixer tap. Tiled splash backs. Electric hob with extractor hood over. Built in oven and grill. Space for fridge/freezer. Tiled flooring.

## Bedroom 1



UPVC window. Radiator. Laminate wood flooring.

## Bedroom 2



UPVC window. Radiator. Laminate wood flooring.

## Bathroom



Shower cubicle with electric shower over. Wash hand basin. Toilet. Radiator. Wood effect flooring.

## FLAT 4 - Ground Floor

### Entrance Hall

Entrance door. Built in utility cupboard.

### Lounge

PVC double glazed French doors. Coving to ceiling. Radiator. Opening to kitchen.

### Kitchen

PVC double glazed window. Coving to ceiling. Tiled flooring. Fitted base and eye level units with tiled splashbacks. Four ring electric hob with extractor hood over. Electric oven and grill. Stainless steel sink and drainer. Space for fridge freezer.

### **Bedroom 1**

PVC double glazed window. Coving to ceiling. Radiator.

### **Bedroom 2**

PVC double glazed window. Coving to ceiling. Radiator.

### **Bathroom**

PVC double glazed window. Tiled flooring and wall tiling. Radiator. Fitted shower cubicle. Toilet. Wash hand basin.

## **FLAT 5 - First Floor**

### **Entrance Hall**

Entrance door. Built in utility cupboard.

### **Lounge**

PVC double glazed window. Coving to ceiling. Radiator. Opening to kitchen.

### **Kitchen**

PVC double glazed window. Coving to ceiling. Tiled flooring. Fitted base and eye level units with tiled splashbacks. Four ring electric hob with extractor hood over. Electric oven and grill. Stainless steel sink and drainer. Space for fridge freezer.

### **Bedroom 1**

PVC double glazed window. Coving to ceiling. Radiator.

### **Bedroom 2**

PVC double glazed window. Coving to ceiling. Radiator.

### **Bathroom**

PVC double glazed window. Tiled flooring and wall tiling. Radiator. Fitted shower cubicle. Toilet. Wash hand basin.

## **FLAT 6 - First Floor**

### **Entrance Hall**

Entrance door. Built in utility cupboard.

### **Lounge**

PVC double glazed window. Coving to ceiling. Radiator. Opening to kitchen.

### **Kitchen**

PVC double glazed window. Coving to ceiling. Tiled flooring. Fitted base and eye level units with tiled splashbacks. Four ring electric hob with extractor

hood over. Electric oven and grill. Stainless steel sink and drainer. Space for fridge freezer.

### **Bedroom 1**

PVC double glazed window. Coving to ceiling. Radiator.

### **Bedroom 2**

PVC double glazed window. Coving to ceiling. Radiator.

### **Bathroom**

PVC double glazed window. Tiled flooring and wall tiling. Radiator. Fitted shower cubicle. Toilet. Wash hand basin.

## **FLAT 8 - First Floor**

### **Entrance Hall**

Entrance door. Built in utility cupboard.

### **Lounge**

PVC double glazed window. Coving to ceiling. Radiator. Opening to kitchen.

### **Kitchen**

PVC double glazed window. Coving to ceiling. Tiled flooring. Fitted base and eye level units with tiled splashbacks. Four ring electric hob with extractor hood over. Electric oven and grill. Stainless steel sink and drainer. Space for fridge freezer.

### **Bedroom 1**

PVC double glazed window. Coving to ceiling. Radiator.

### **Bedroom 2**

PVC double glazed window. Coving to ceiling. Radiator.

### **Bathroom**

PVC double glazed window. Tiled flooring and wall tiling. Radiator. Fitted shower cubicle. Toilet. Wash hand basin.

### **Outside**



The flats benefit from allocated parking.

## Parking Spaces



## Current Rental Income

Flat 1- £185 per week (£9,620 per annum)  
 Flat 2- £175 per week (£9,100 per annum)  
 Flat 3- £758 per month (£9,096 per annum)  
 Flat 4- £185 per week (£9,620 per annum)  
 Flat 5- £175 per week (£9,100 per annum)  
 Flat 6- £185 per week (£9,620 per annum)  
 Flat 8- £175 per week (£9,100 per annum)

## Property Postcode

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

## Additional Information

### PLEASE NOTE:

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

## Verified Material Information

Tenure: Leasehold

Length of lease: 125 years. Originated: 1 May 2006. Terminates: 30 Apr 2131

Council tax band: A

Annual charge: : Sterling House, (Spalding) Management, Company Limited. Service Charge: £1,500.30 PA

Property construction: Brick built

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

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: Not known

Restrictions: Not known

Public right of way: Not known

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: Not known

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

Accessibility and adaptations: Not known

Coalfield or mining area: Not known

Energy Performance rating: C73

## 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

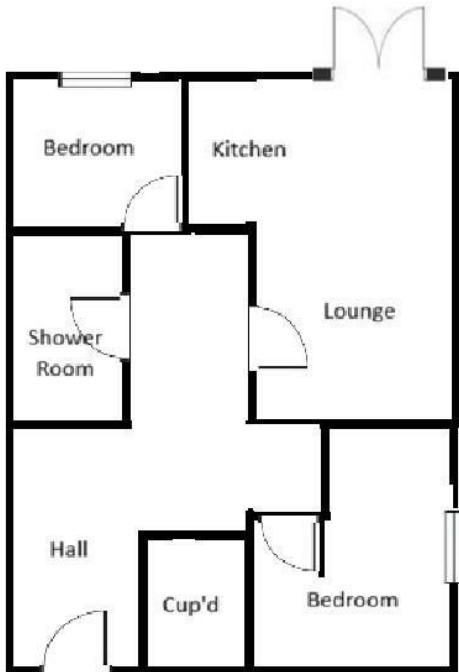
services.

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**

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

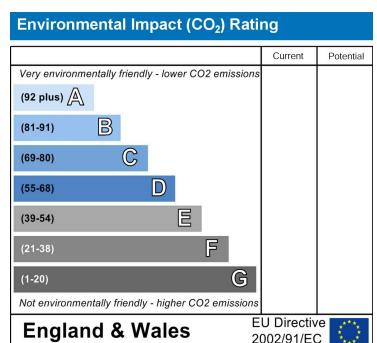


The floor plan is provided for guidance only and is not to scale. All measurements and areas are approximate and should be independently verified by prospective purchasers or tenants. The layout, fixtures, and fittings shown may differ from the property as viewed. The agent has not tested any services, appliances, or equipment and cannot verify their condition or functionality.

## Area Map



## Energy Efficiency Graph



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