



## **37 Swallows Court Pool Close, Spalding, PE11 1GZ**

**By Auction £49,000**

Being sold via secure sale online bidding. Terms & conditions apply. Starting bid £49,000.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Welcome to your tranquil oasis! This retirement apartment offers the perfect combination of convenience and relaxation, situated just a short distance from Spalding Town and its amenities. Nestled within a peaceful community, residents can enjoy the serenity of communal gardens while still being close to all the essentials. With its prime location and inviting atmosphere, this retirement apartment offers the ideal setting for your next chapter. Don't miss out on the opportunity to embrace the ease and tranquility of apartment living—schedule a viewing today and start envisioning your retirement in style.



**Entrance Hall 5'3" x 14'7" (1.62m x 4.45m)**

Coving to skimmed ceiling with loft access, built in airing cupboard with slatted shelving and hot water tank.

**Lounge 18'10" x 10'10" (5.75m x 3.31m)**



PVCu double glazed window to front, coving to skimmed ceiling, wall mounted electric heater, electric fireplace. Door to kitchen.

**Kitchen 5'4" x 8'8" (1.63m x 2.65m)**



PVCu double glazed window to front, coving to skimmed ceiling, wall mounted electric heater, vinyl flooring. Fitted with a matching range of base and eye level units, four ring electric hob, integrated eye level oven and grill, stainless steel sink and drainer with chrome mixer tap over.

**Bedroom One 9'3" x 17'2" (2.84m x 5.25m)**



PVCu double glazed window to front, coving to skimmed ceiling, wall mounted electric radiator, built in wardrobes.

**Bedroom Two 11'8" x 8'3" max (3.57m x 2.52m max)**



PVCu double glazed window to front, coving to skimmed ceiling, wall mounted electric radiator.

**Shower Room**

Fitted walk in shower enclosure with mains shower and grab rails, close coupled toilet with push button flush and wash hand basin set in vanity unit.

## Communal Areas



Residents will have access to the communal facilities including, laundry room, residents lounge and communal landscaped gardens.

## Parking



There is available on site parking for residents and visitors.

## Additional Information

PLEASE NOTE:

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

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

## 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.

## Property Postcode

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

## Verified Material Information

Tenure: Leasehold

Council tax band: B

Annual charge: Annual ground rent is £495.00 per annum payable to E&M. There is also annual service charge of just under £5000.00 per annum.

Property construction: Brick

Electricity supply: Mains

Solar Panels: No

Other electricity sources: No

Water supply: Mains

Sewerage: Mains

Heating: Electric

Broadband: As stated by Ofcom,

Broadband type Download Upload

Standard 16 Mbps 1 Mbps

Ultrafast 10000 Mbps 10000 Mbps

Mobile coverage: As stated by Ofcom,

Voice Data Enhanced data

EE Likely Likely Likely

Three Likely Likely Likely

O2 Likely Likely Likely

Vodafone Likely Likely Likely

Parking: Driveway and Single Garage  
 Building safety issues: None known  
 Restrictions: Over 60's  
 Public right of way: No  
 Flood risk: Zone 3 - Environment Agency  
 Planning permission: Not Known  
 Accessibility and adaptations: Not Known  
 Energy Performance rating: C

### 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.

### Auctioneers additional

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be

within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

### Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



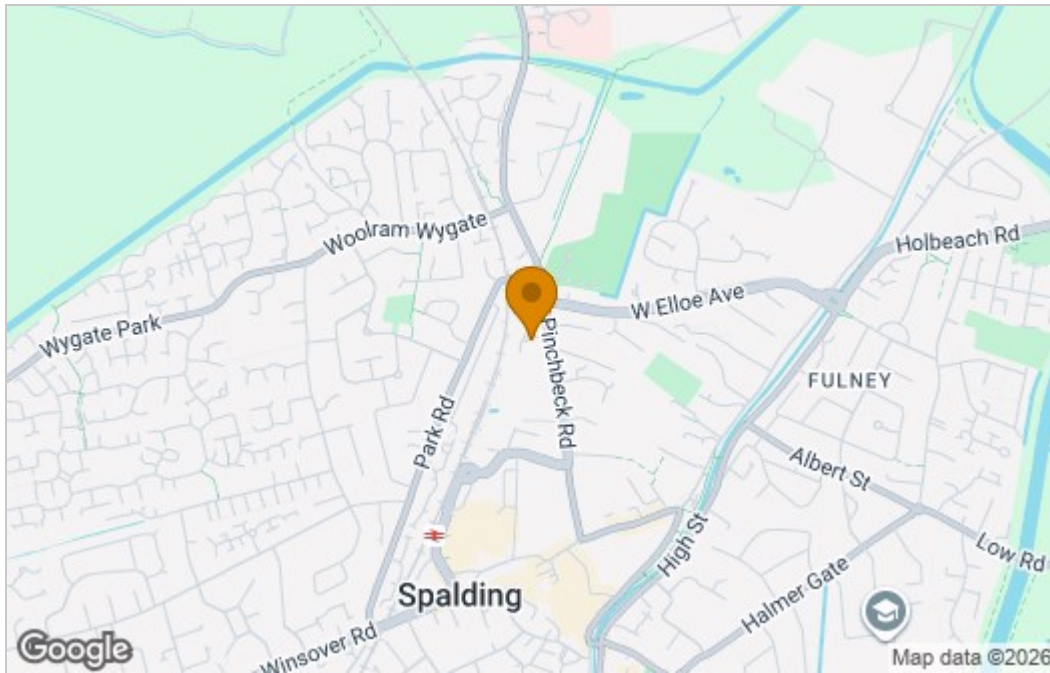




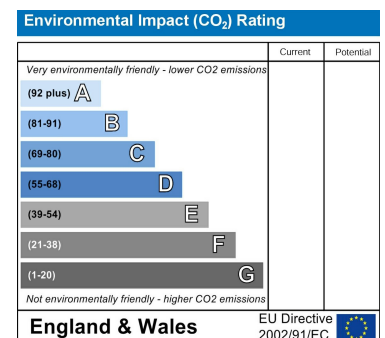
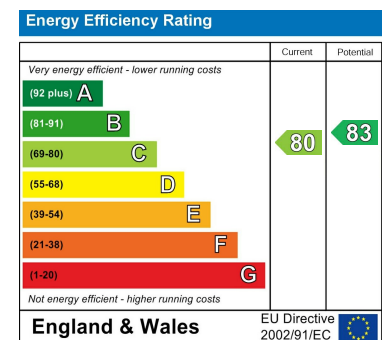
## Floor Plan



## Area Map



## Energy Efficiency Graph



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