

## 1 Cygnet Court, Spalding, PE11 2TY

**£110,000**

Two bedroom first floor flat situated close by to Spalding Town Centre. Benefiting from being well presented throughout, allocated parking space and only a short drive away from the A16 with road links to Peterborough and Boston. The flat comprises of entrance hallway, kitchen, good size living area, two bedrooms and bathroom. Allocated parking space to the rear!

Call today to get your viewing booked in! 50% Share is also available at £55,000

**Entrance Hall 8'10" x 4'0" (2.71m x 1.22m)**



Opening to kitchen, lounge, bedrooms and bathroom. Oak flooring. Skimmed ceiling.

**Kitchen 16'0" x 5'9" (4.88m x 1.76m)**



PVCu double glazed window to rear. Fitted with a matching range of base and eye level units. Roll edge worktop with tiled splashback. 1 1/2 bowl stainless steel sink and drainer with chrome mixer tap over. Four ring gas hob with integrated oven under and extractor hood over. Space and plumbing for washing machine and dishwasher. Space for fridge freezer. Wall mounted gas central heating boiler. Vinyl flooring.

**Lounge 15'7" x 9'6" (4.75m x 2.91m)**



PVCu double glazed windows to rear. Oak flooring. Radiator.

**Bedroom One 9'7" x 12'4" (2.93m x 3.76m)**



PVCu double glazed window to front. Radiator.

**Bedroom Two 12'5" x 7'1" (3.81m x 2.16m)**



PVCu double glazed window to front. Radiator.

**Bathroom 6'1" x 6'5" (1.86m x 1.98m)**



Fitted with a three piece suite comprising panel bath with tiled splashback and shower over, pedestal wash hand basin with chrome mixer tap over and close coupled toilet. Skimmed ceiling with extractor fan, oak flooring.

**Outside**

There is allocated parking available to this property along with secure communal bike storage.

**Property Postcode**

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

**Additional Information**

The property was built in 2007 with a 99 year lease.

TENURE: Leasehold with vacant possession on

completion.

EPC RATING: TO FOLLOW

COUNCIL TAX BAND: A

BUILDING INSURANCE: £7.59pcm, SERVICE CHARGE: £61.05pcm, MANAGEMENT FEE of £20.33pcm

PLEASE NOTE:

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

**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.

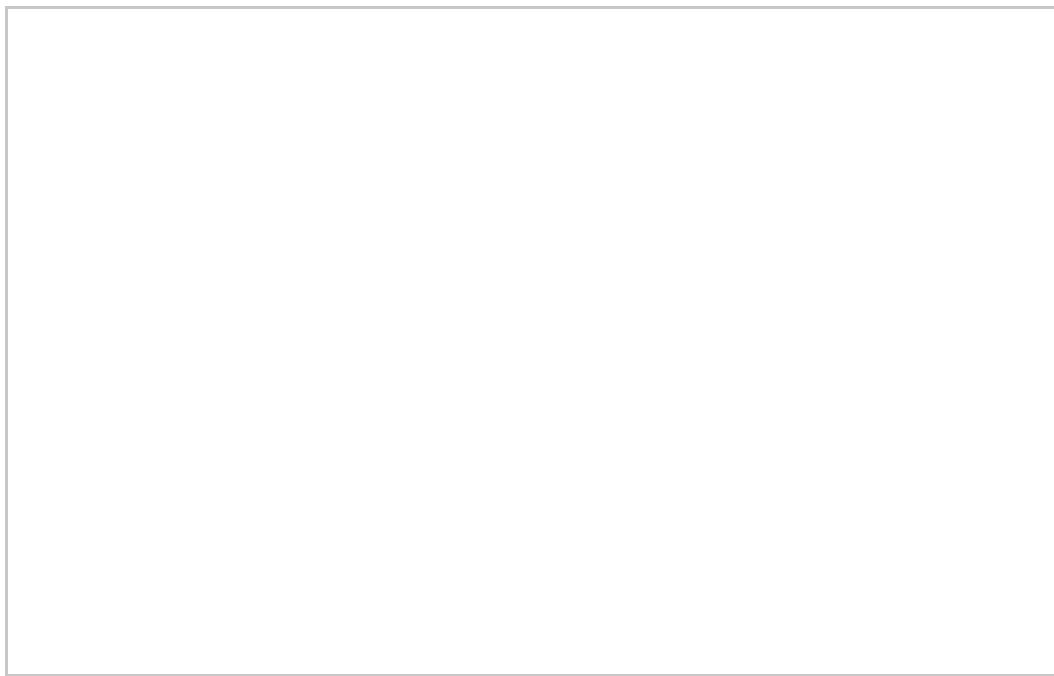
We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

**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 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

