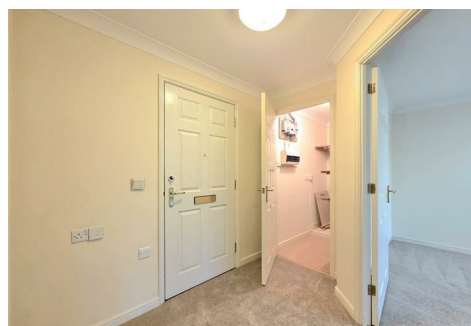




26 Swallows Court Pool Close, Spalding, PE11 1GZ

By Auction £45,000

- Being Sold via Secure Sale online bidding. Terms and Conditions apply
- Charming first-floor one-bedroom apartment in a popular Over 55s development
- Light and airy lounge-diner with lovely garden views
- Practical kitchen and spacious bedroom with fitted wardrobes
- Modern, easy-access shower room
- Recently refreshed décor throughout – clean, bright and move-in ready
- Offered with no onward chain for a smooth and swift purchase

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

Welcome to a peaceful haven in the heart of Spalding—an elegant one-bedroom first-floor retirement apartment in the sought-after Swallows Court development. Recently refreshed throughout, this charming home combines comfort, independence and community, offering the perfect setting for a tranquil, low-maintenance lifestyle.

Step inside to a welcoming entrance hall that gently invites you through to the light-filled lounge-diner, where soft garden views create a serene backdrop for everyday living. The adjoining kitchen is neatly arranged and practical, ideal for preparing meals while still enjoying the calm ambience of the home.

The spacious bedroom, complete with fitted wardrobes, offers generous storage and a restful retreat, while the modern shower room provides ease and convenience. Bright, fresh décor enhances each room, making the property truly ready to move straight into—a blank canvas awaiting your personal touch.

Nestled within beautifully maintained communal grounds, this delightful apartment promises peace, privacy and the reassurance of a friendly, supportive community. With no onward chain, the move could be as simple and stress-free as the lifestyle that awaits.

Accessed via a secure entrance and communal hallway, with a lift to all floors, the apartment provides comfortable and well-maintained living space in a supportive, community-focused environment.

Entrance Hall 7'9" x 6'10" (max) (2.38m x 2.10m (max))



Coving to skimmed ceiling. Emergency call point with pull cord. BT point. Doors to lounge, bedroom, shower room and cupboard.

Cupboard

Fitted shelving. Hot water tank. Wall mounted electric consumer unit and meter.

Lounge 11'1" x 19'6" (3.40m x 5.95m)



PVC double glazed window overlooking the communal gardens. Coving to skimmed ceiling. Dimplex electric heater. Electric fireplace. Double doors opening to kitchen.

Kitchen 7'4" x 7'6" (2.25m x 2.31m)

PVC double glazed window overlooking communal gardens. Coving to skimmed ceiling. Vinyl flooring. Wall mounted electric heater. Fitted with a matching range of base and eye level units with roll edge work surface and tiled splashback. Four ring electric hob with extractor hood over. Stainless steel sink and drainer with chrome mixer tap. Integrated oven and grill. Integrated under counter fridge.

Bedroom 9'1" x 15'7" (2.79m x 4.76m)

PVC double glazed window overlooking communal gardens. Coving to skimmed ceiling. Dimplex electric heater. Fitted mirrored door wardrobe with shelf and hanging rails.

Shower Room 5'6" x 6'11" (1.69m x 2.12m)

Coving to skimmed ceiling. Vinyl flooring. Extractor fan. Wall mounted electric heater. Wall mounted electric towel rail. Fitted shower cubicle with glass sliding door and thermostatic bar shower. Comfort height close coupled toilet with push button flush. Ceramic wash hand basin with chrome mixer tap set in vanity unit with built in storage and courtesy light.

Development Features

Located in Phase I of Swallows Court, residents enjoy access to:

Secure entry system

House manager on site

Emergency 24-hour call system

Resident lounge

Laundry room

Landscaped gardens

Lift to all floors

Ample resident and visitor parking

Property Postcode

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

Additional Information

PLEASE NOTE:

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

Auctioneers Additional Comments

Pattinson Auction are referred to as The Auctioneer. This auction lot is being sold by either conditional (Modern) or unconditional (Traditional) auction terms and overseen by The Auctioneer. The method of auction sale and the applicable terms and conditions are found on the lot page of this property on The Auctioneers website. The property is available to view strictly by appointment only via any Marketing Agent or The Auctioneer. Please be aware that any enquiry, bid or viewing of the subject property will require your details to be shared between any marketing agent and The Auctioneer so that matters can be dealt with effectively. The property is being sold via a transparent online auction. To submit a bid, all bidders must adhere to a verification of identity process in line with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Auctioneers Additional Comments

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 or Starting Bid. These prices are subject to change. An auction can be closed at any time, with The Auctioneer permitting the property (the lot) to be sold prior to the end of the auction. A Legal Pack associated with this 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. The deposit will form part of the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum fee which could be up to 7,200 inc VAT) is also payable upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price, and consideration should be given by the purchaser to any Stamp Duty Land Tax liability associated with the overall purchase costs. Both the Marketing Agent and The Auctioneer may consider it necessary or beneficial to pass customer details to third-party service suppliers, from whom a referral fee may be received. There is no requirement or obligation to use any recommended suppliers or services.

Anti-money Laundering (AML) Checks

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

Verified Material Information

Tenure: Leasehold
Council tax band: A
Annual charge: Leasehold & Charges
Ground Rent: £250 per annum
Service Charge: £3,254 per annum

Property construction: Brick built
Electricity supply: Mains
Solar Panels: No

Water supply: Anglian Water paid by freeholder
 Sewerage: Mains
 Heating: Electric heating
 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: Communal parking
 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.
 Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.
 Energy Performance rating: TBC

Service Charges

Included within the service charge is buildings insurance, water/drainage rates, window cleaning, gardening/grounds maintenance, communal areas electricity and cleaning, repairs and maintenance of the lifts, fire systems, laundry room etc. Employment of manager and emergency call with monitoring service and all professional management fees and audit fees. A full breakdown will be available upon negotiation of a sale.

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.

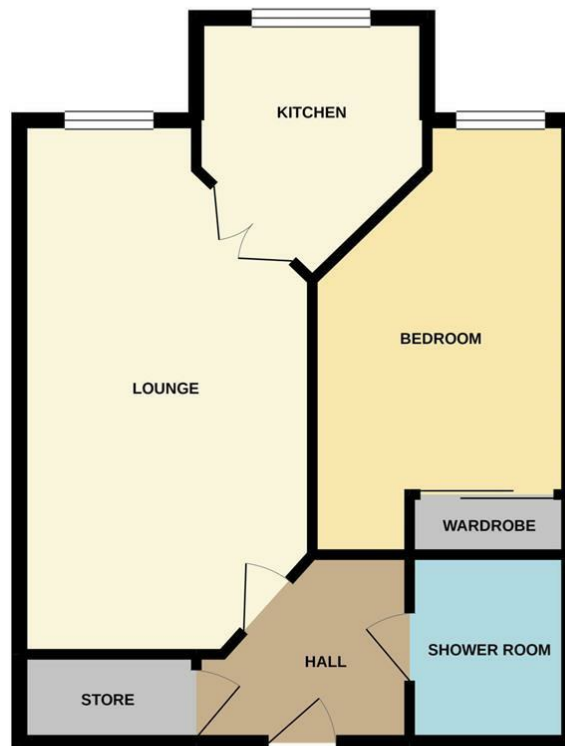
We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive 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.

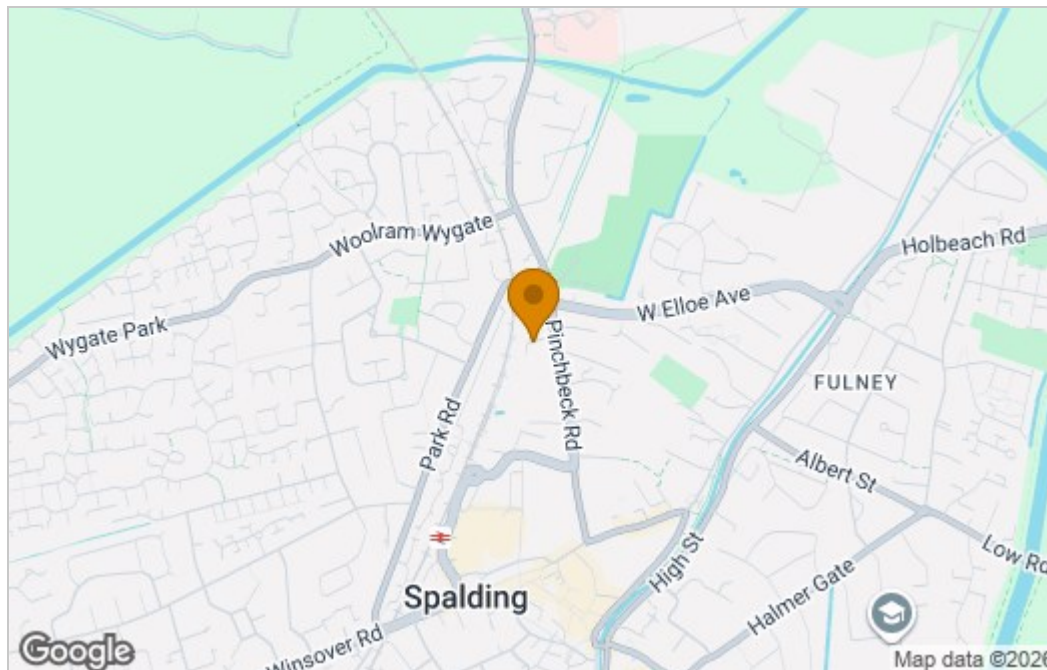
Floor Plan

GROUND FLOOR
501 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA : 501 sq.ft. (46.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



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6 New Road, Spalding, Lincolnshire, PE11 1DQ

Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

