



2 Swallows Court Pool Close, Spalding, PE11 1GZ

£95,000

- Spacious and well presented two-bedroom apartment in the popular Swallows Court development.
- Ground floor location within a sought-after over-55s community.
- Conveniently situated near Spalding town centre, offering easy access to shops, cafés, and local amenities.
- Comfortable and practical living, ideal for those seeking both independence and community.
- Direct garden access from the lounge, providing a pleasant outdoor connection.
- Use of communal facilities included; contact Ark for further information.

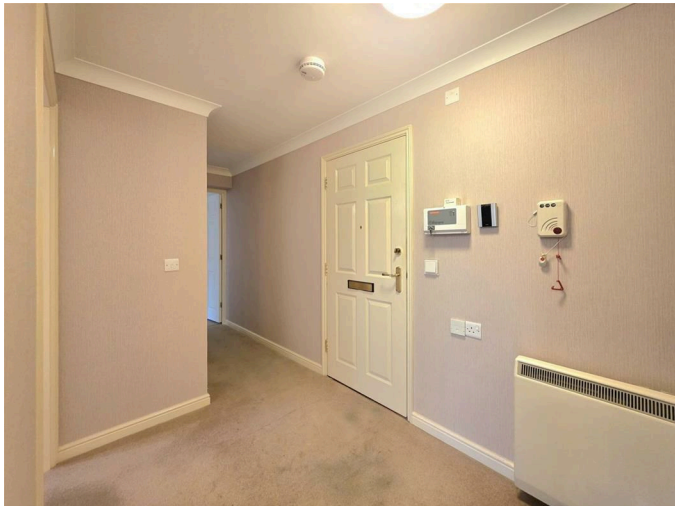
Welcome to Swallows Court, a spacious and well presented two bedroom apartment, ideally situated on the ground floor of this popular over 55s development.

Located just a short walk from Spalding town centre, this lovely apartment offers convenient access to local shops, cafés, and amenities, making it the perfect choice for those seeking both comfort and convenience.

Highlights include two bedrooms, use of the communal facilities and access to the gardens from the lounge. Contact Ark for more information.

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 14'5" x 5'7" (4.41m x 1.72m)



Coving to skimmed ceiling. Electric heater. Emergency call point. Built in cupboard with shelving, consumer unit and hot water cylinder.

Lounge 19'1" x 11'0" (max) (5.84m x 3.37m (max))



Coving to skimmed ceiling. Electric heater. PVC double glazed door and window opening to communal gardens. Double doors opening to kitchen.

Kitchen 5'9" x 9'1" (1.77m x 2.77m)



PVC double glazed window. Coving to skimmed ceiling. Vinyl flooring. Fitted base and eye level units. Integrated fridge. Integrated freezer. Stainless steel sink and drainer with chrome mixer tap over. Four ring electric hob.

Bedroom 1 9'8" x 17'8" (2.95m x 5.41m)



PVC double glazed window. Coving to skimmed ceiling. Electric heater. Built in mirrored door wardrobes.

Bedroom 2 11'10" x 8'8" (3.61m x 2.65m)



PVC double glazed window. Coving to ceiling. Electric heater.

Bathroom 5'8" x 6'10" (1.73m x 2.09m)



Coving to skimmed ceiling. Extractor fan. Panelled bath with chrome taps and thermostatic shower. Close coupled toilet with push button flush. Wash hand basin set in vanity unit with built in storage. Courtesy light with shaver point. Wall mounted towel radiator.

Development Features



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

Service Charges

GROUND RENT/SERVICE CHARGE Ground rent charged at £494 per annum (paid in two payments of £247). The service charge is currently £5106.75 per annum. 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.

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.

Verified Material Information

Tenure: Leasehold

Council tax band: A

Annual charge: Ground rent charged at £494 per annum (paid in two payments of £247). The service charge is currently £5106.75 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: C77

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.

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.

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

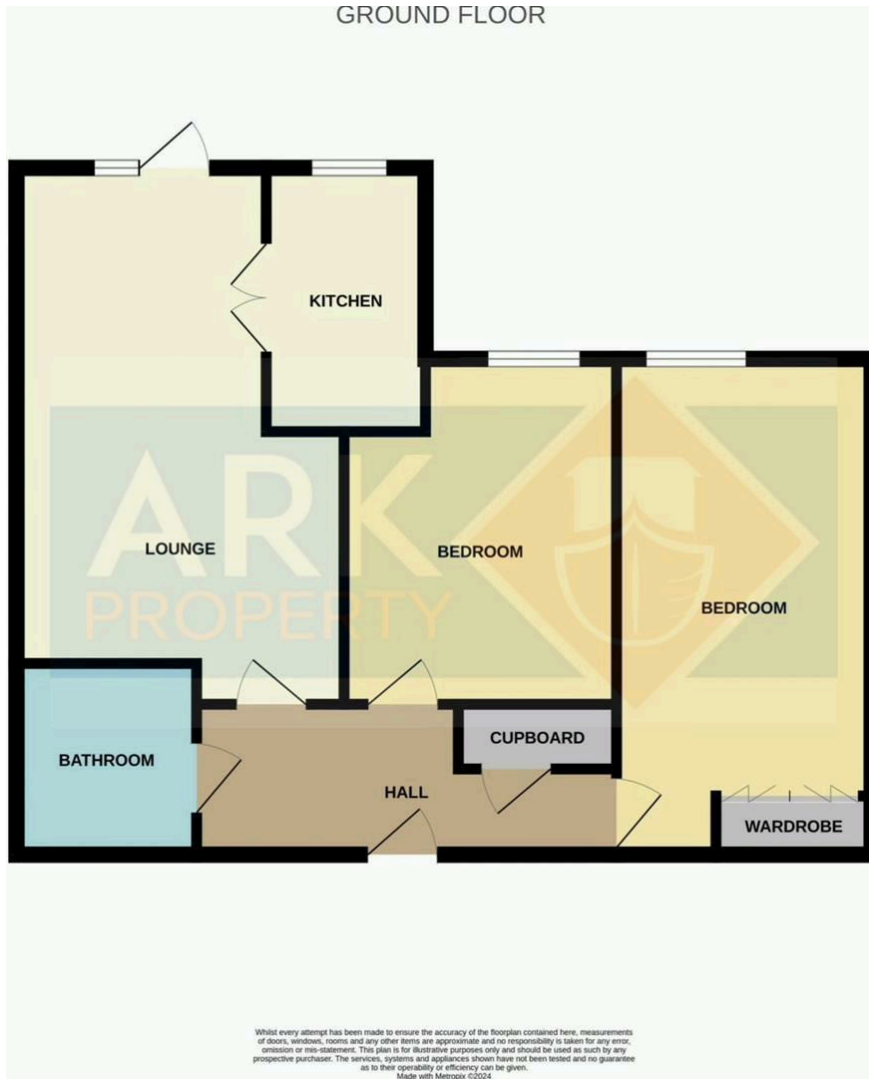
We can also offer full Financial and Solicitor services.

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.

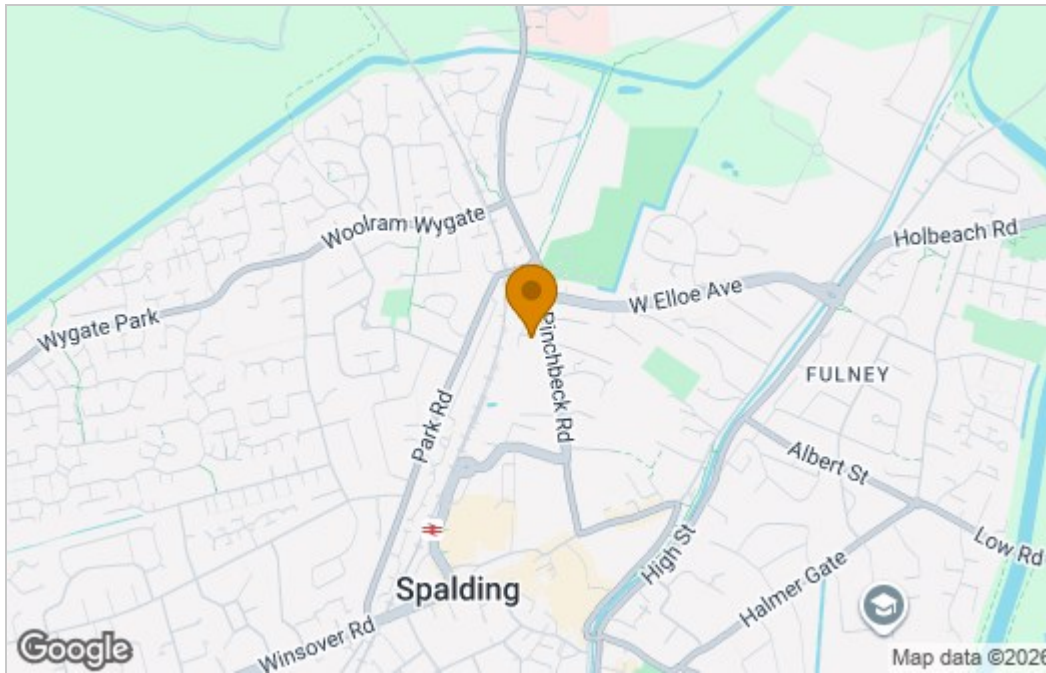
Disclaimer

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

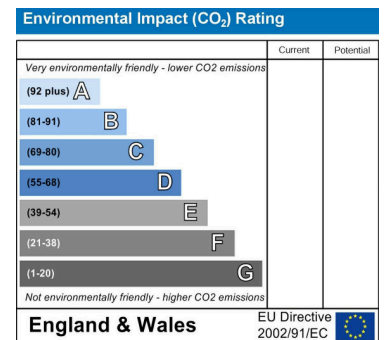
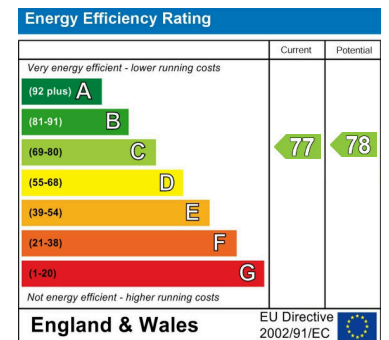
Floor Plan



Area Map



Energy Efficiency Graph



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