

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

**£110,000**

- Modern two-bedroom flat in a convenient Spalding location
- Open-plan living room and kitchen, creating a bright and sociable space
- Two well-proportioned bedrooms plus a contemporary shower room
- Close to Spalding town centre, schools and local amenities
- Currently tenanted, offering an attractive buy-to-let opportunity
- Available with vacant possession if required, providing flexibility for buyers

## Attractive Two-Bedroom Flat Close to Spalding Town Centre

This well-presented two-bedroom flat offers comfortable and modern living, ideal for both investors and owner-occupiers. Situated within easy reach of Spalding town centre, local schools, shops and a variety of amenities, the property enjoys a convenient and desirable location.

Inside, the flat features an inviting open-plan living space that flows seamlessly into a contemporary fitted kitchen, creating a bright and sociable environment. There are two good-sized bedrooms and a modern shower room, providing practical and well-designed accommodation.

The property is currently tenanted, making it an excellent opportunity for buy-to-let investors seeking a ready-made rental. Alternatively, it can be made available with vacant possession for those wishing to move in themselves.

An appealing, versatile property in a sought-after area—early viewing is recommended.

### Entrance Hall

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

### Lounge



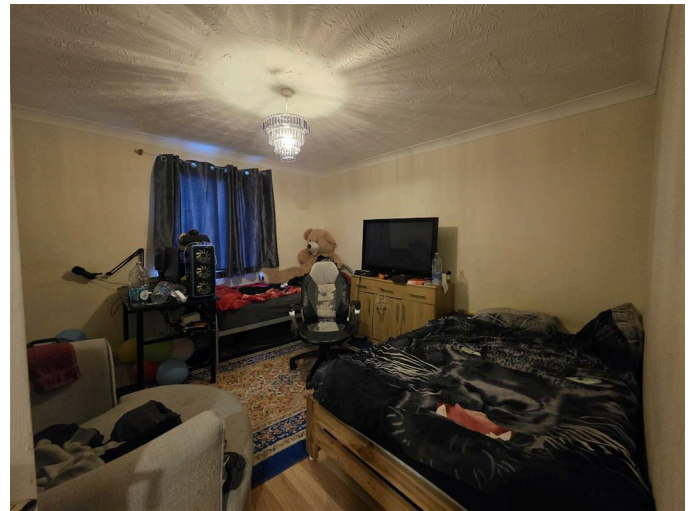
UPVC window. Radiator. Laminate wood flooring.

### 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.

## Shower Room



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

## Outside

The property benefits from allocated parking.

## Parking Space



## 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.

## 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: Not known  
 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: C75

**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**

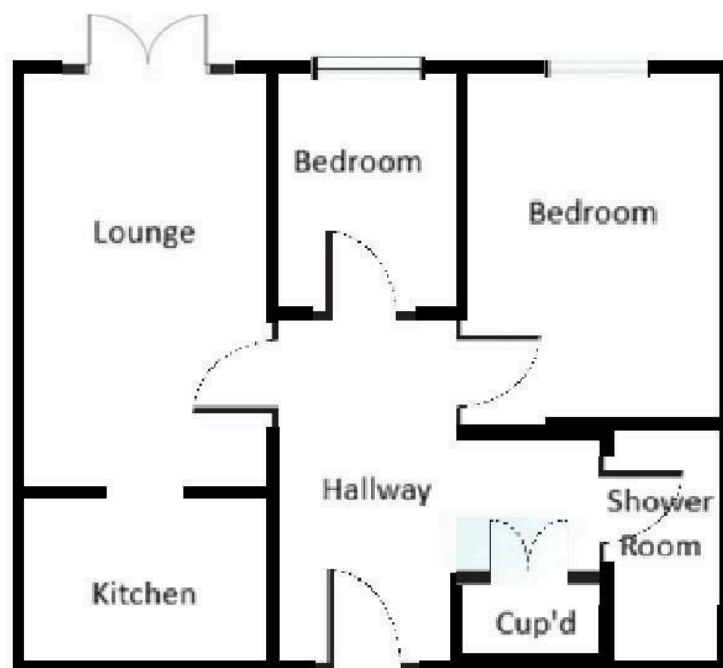
We can also offer full Financial and Solicitor services.

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



Floorplans are for illustrative purposes only and may not be to scale. All measurements are approximate and intended as a guide. Interested parties should satisfy themselves as to the accuracy of the information before proceeding.

## Area Map



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## Energy Efficiency Graph

