



## Flat 3 30 Gore Lane, Spalding, PE11 1BN

**£775 PCM**

TWO BEDROOM FLAT TO LET LOCATED IN SPALDING TOWN CENTRE.

Two bedroom ground floor flat to let in Spalding town centre, the flat comprises of a spacious open plan kitchen and living area, two double bedrooms and a family bathroom. The property benefits from available parking facilities. Situated right in the heart of the market town of Spalding with its amenities and train station nearby. Available now, £894.23 Deposit.

**Entrance Hall 20'8" x 2'9" (6.30 x 0.86)**

Laminate flooring. Radiator. Doors leading to all rooms.

**Kitchen/Living Area 12'7" x 14'7" (3.86 x 4.47)**

Upvc window to the side aspect. Laminate flooring. Base and wall units. Sink. Integrated oven with extractor hood and four ring electric hob. Tiled splash back. Space for washing machine. Radiator. Upvc door to the side leading into the enclosed rear court yard.

**Bedroom One 10'2" x 11'5" (3.10 x 3.48)**

Upvc window to the side aspect. Laminate flooring. Storage cupboard. Radiator.

**Bedroom Two 9'6" x 10'7" (2.90 x 3.23)**

Upvc window to the side aspect. Laminate flooring. Radiator.

**Bathroom 5'10" x 8'0" (1.80 x 2.44)**

Part tiled walls. Panelled bath with electric shower over. Wall mounted hand basin. Toilet. Tiled flooring. Radiator.

**Exterior**

To the rear of the property is a private enclosed courtyard.

**Property Postcode**

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

**Viewings**

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.

**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.

**Rental Fees**

**Holding Deposit:** A refundable holding deposit (to reserve a property) equivalent to one week's rent. This will be withheld if the applicant (or the guarantor) provide false or misleading information, fail a right to rent check, withdraw from the proposed agreement or fail to take all reasonable steps to enter an agreement (i.e. Responding to reasonable requests for information required to progress the agreement) before the deadline for agreement'. The deadline for agreement' for both parties is usually 15 days after a holding deposit has been received (unless otherwise agreed in writing).

**Deposit:** A tenancy deposit is used as security for the performance of any obligations, or the discharge of any liability arising under or in connection with the tenancy for example in case of any damage or unpaid rent or bills at the end of the tenancy. A refundable tenancy deposit is capped at no more than five weeks' rent where the annual rent is less than £50,000, or six weeks' rent where the total annual rent is £50,000 or above

**Changes to the Tenancy:** Payments to change the tenancy when requested by the tenant, is capped at £50, or reasonable costs incurred if higher

**Early Termination:** If a tenant requests to leave before the end of their tenancy they will be charged to cover the financial loss that the landlord has suffered in permitting, or reasonable costs that have been incurred by the agent in arranging for the tenant to leave early, and for the rent they would have received before the tenancy reaches its end.

**Late Rent Payment:** A late rent payment will be charged if the rent is outstanding after 14 calendar days and has still not been paid. We will levy the late payment until day 14 but charge from day one. The charge will be at 3% above Bank of England base rate for each day that the payment is outstanding.

**Lost Keys or Other Security Devices;** Tenants will be charged a fee to cover the cost of replacing a lost key or security device. This fee will be dependent on the style and make of the key/lock/device.

**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.

**Verified Material Information**

Council tax band: A

Property construction: Brick

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Electric

Broadband: As stated by Ofcom, standard and superfast are available

Mobile coverage: As stated by Ofcom, EE, o2, Three and Vodafone are good outdoor and in-home,

Parking: Driveway

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - very 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: No

Planning permission: Please refer to South Holland District Council for any relevant planning applications in the area.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: D

## Floor Plan

## Area Map



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6 New Road, Spalding, Lincolnshire, PE11 1DQ  
 Tel: 01775 766888 Email: [info@arkpropertycentre.co.uk](mailto:info@arkpropertycentre.co.uk) <https://www.arkpropertycentre.co.uk>

## Energy Efficiency Graph

