ARK PROPERTY

48A Carrington Road, Spalding, PE11 1LY

£110,000

- Immaculately presented throughout
- Garage and off road parking
- Low monthly service charges
- Recently re-fitted kitchen and shower room
- Two double bedrooms
- Easy access to the town centre
- Balcony to front
- No forward chain
- Highly recommend a viewing to appreciate the size
- Register with Ark for all new listings

www.arkpropertycentre.co.uk
info@arkpropertycentre.co.uk

Tel: 01775 766888
6 New Road, Spalding, Lincolnshire PE11 1DQ

NO FORWARD CHAIN – READY TO MOVE STRAIGHT IN!

This delightful property is situated on the popular Carrington Road, just a pleasant short walk from the town centre, putting all local amenities, shops and transport links conveniently close by. Inside you'll find two well-proportioned double bedrooms, a generously sized kitchen offering plenty of workspace and storage, and a modern, well presented shower room. There's also a bright and spacious lounge with opening doors that lead out onto a private balcony, ideal for relaxing in the fresh air. Externally the property benefits from off-road parking and a handy garage. With no forward chain to contend with, this is a fantastic opportunity for a quick, straightforward move in a brilliant location – contact us today to book your viewing before it's gone!

Entrance Hall

Entrance door. Stairs leading to first floor flat.

Landing

Doors to all rooms. Built in double door storage cupboard. Built in storage cupboard housing hot water cylinder.

Lounge 13'11" x 11'10" (4.26m x 3.62m)

Window to front. Door to balcony. Wood effect flooring. Feature fireplace.

Kitchen 9'1" x 11'6" (2.78m x 3.53m)

Window to rear. Matching base and eye level units with work surfaces over. Sink unit with drainer and mixer tap. Hob with extractor fan over. Built in eye level oven and grill. Built in fridge/freezer. Space and plumbing for washing machine. Wood effect flooring.

Bedroom 1 10'5" x 11'8" (3.19m x 3.58m)

Window to rear. Wood effect flooring. Built in wardrobe.

Bedroom 2 9'5" x 7'11" (2.88m x 2.43m)

Window to front. Wood effect flooring.

Shower Room 6'5" x 8'5" (1.97m x 2.57m)

Window to side. Shower cubicle with shower attachment. Toilet and wash hand basin set in vanity unit. Wood effect flooring.

Outside

Garage

Up and over vehicular door.

Property Postcode

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

Additional Information

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

PLEASE NOTE:
The lease is currently in the process of being extended.

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
Service charge: £10 paid to South Holland District Council. £48.35 for insurance.
Property construction: Brick built
Electricity supply: Unknown
Solar Panels: No
Other electricity sources: No
Water supply: Anglian Water
Sewerage: Mains
Heating: Electric heating
Heating features: No
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: Driveway and Single Garage
Building safety issues: No
Restrictions: No
Public right of way: No
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: No
Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.
Accessibility and adaptations: No
Coalfield or mining area: No
Energy Performance rating: D68

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

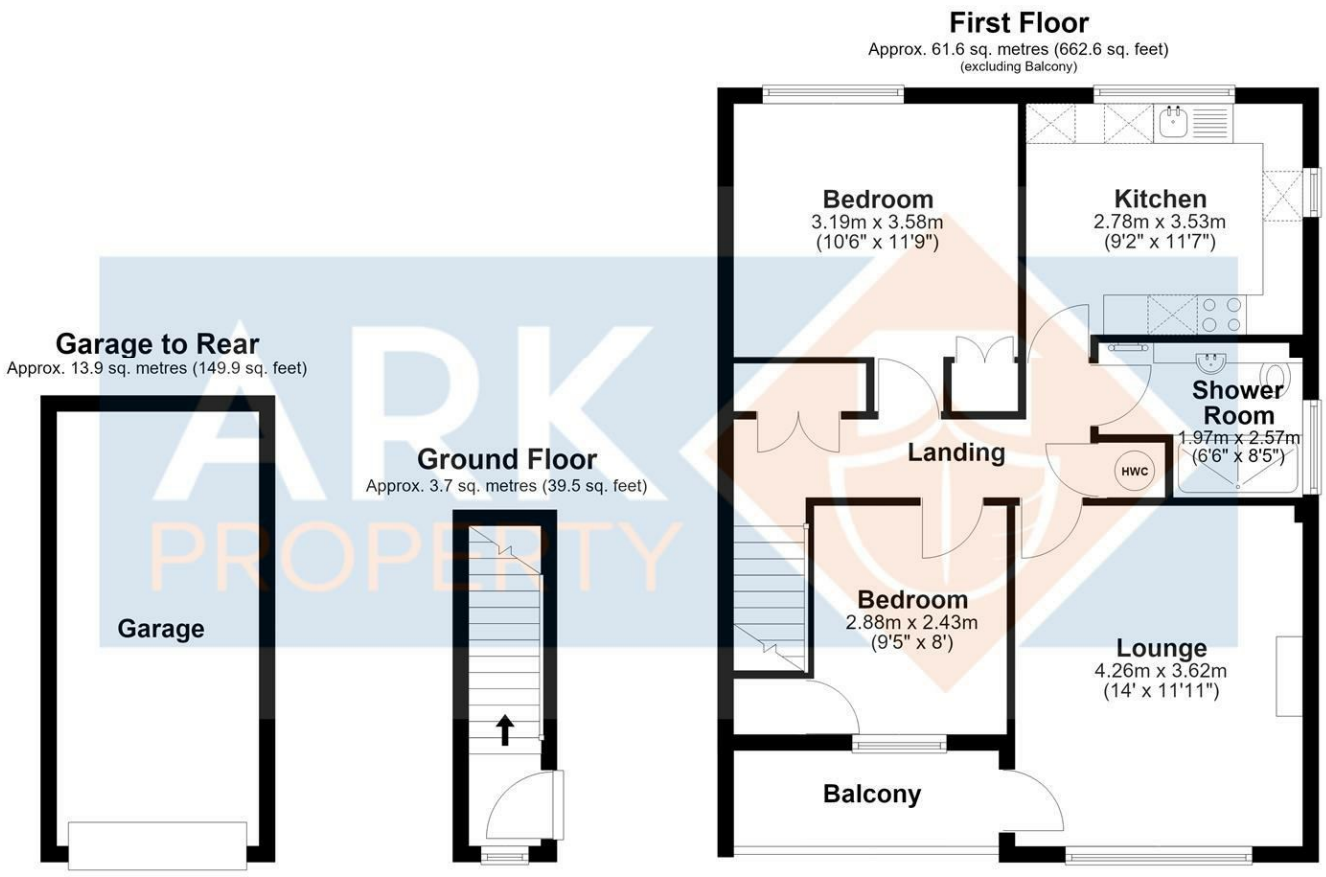
We can also offer full Financial and Solicitor services.

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.

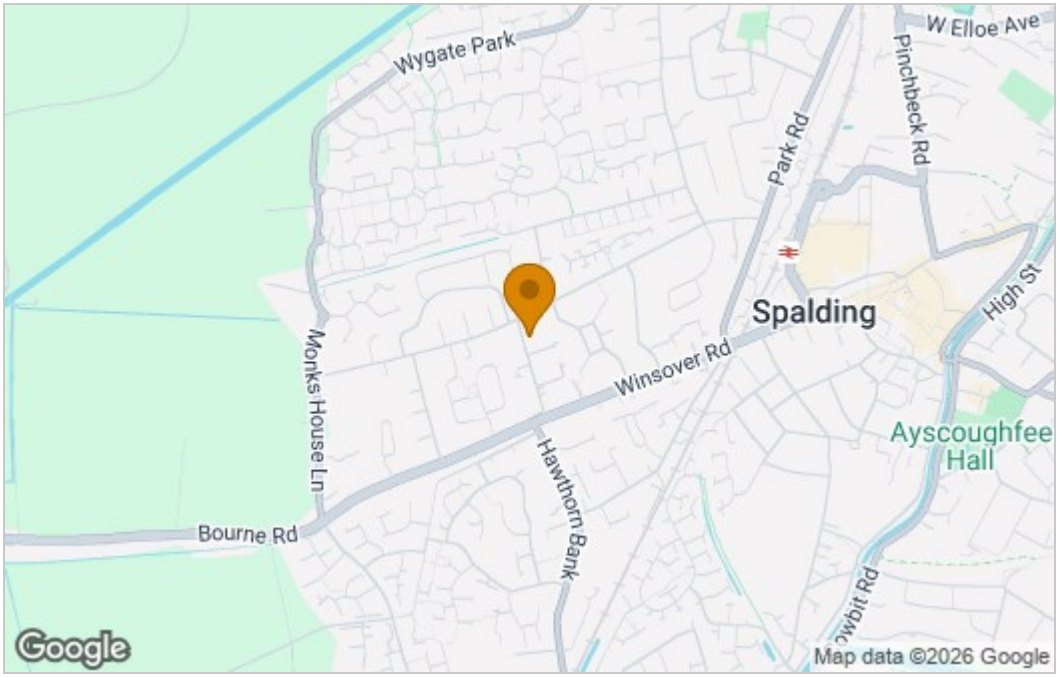
Floor Plan



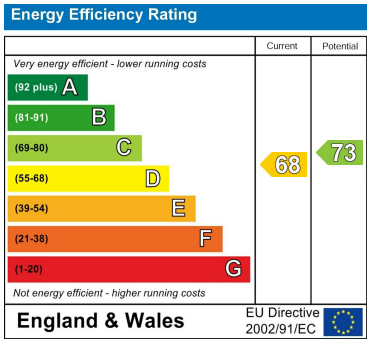
Total area: approx. 79.1 sq. metres (851.9 sq. feet)

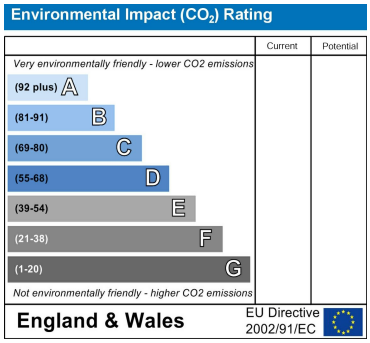
Floor plan created by Matte Black Media.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





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