ARK PROPERTY









116 London Road, Spalding, PE11 2TW

£800 Per Calendar Month

This two-bedroom terraced home on London Road, Spalding comprises a lounge, dining room, kitchen and bathroom to the ground floor. Upstairs are two generous double bedrooms along with an additional dressing room or nursery, providing flexible living space.

Outside, the property benefits from a courtyard and a lawned rear garden. Contact Ark today for more information or to arrange a viewing. Deposit £923.07

www.arkpropertycentre.co.uk
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Tel: 01775 766888
6 New Road, Spalding, Lincolnshire PE11 1DQ

Lounge 11'0" x 10'10" (3.37m x 3.32m)
PVC double glazed window and door to front. Coving to ceiling. Built in meter cupboard. Radiator. Gas fireplace. Door to dining room.

Dining Room 15'0" x 10'9" (4.59m x 3.30m)



PVC double glazed window to rear. Coving to ceiling. Gas fireplace. Built in storage cupboard. Stairs to first floor. Sliding door to kitchen.

Kitchen 6'11" x 6'0" (2.13m x 1.84m)



PVC double glazed window and door to side. Vinyl flooring. Base and eye level units. Door to bathroom.

Bathroom 7'6" x 4'0" (2.31m x 1.22m)
PVC double glazed windows to side. Vinyl flooring. Fitted bath. Toilet. Wash hand basin.

First Floor Landing 2'2" x 2'5" (0.67m x 0.76m)
Doors to bedrooms. Loft access.

Bedroom 1 10'2" x 10'6" (3.12m x 3.21m)



PVC double glazed window to front. Feature fireplace. Radiator.

Bedroom 2 11'8" x 10'5" (3.56m x 3.20m)



PVC double glazed window to rear. Airing cupboard housing hot water cylinder. Feature fireplace. Radiator. Door to bedroom 3/dressing room.

Bedroom 3/Dressing Room 8'1" x 5'8" (2.47m x 1.73m)



PVC double glazed window to rear. Radiator.

Outside



There is a rear courtyard area with shared path access. Lawn area beyond with concrete base for timber shed or similar. Outside lighting available.



Property Postcode

For location purposes the postcode of this property is: PE11 2TW

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: Freehold
Council tax band: A
Annual charge: No
Property construction: Brick built
Electricity supply: British Gas
Solar Panels: No
Other electricity sources: No
Water supply: Anglian Water
Sewerage: Mains
Heating: Gas central 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.
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Parking: On street parking
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:

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.

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.

Rental Application

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. Reasonable costs that have been incurred as a result of having to replace the key or security device will be charged to the tenant.
Changes to the Tenancy; When requested by the tenant there will be a charge capped at £50, or reasonable costs incurred if higher.
Payment on variation, assignment or novation of a

tenancy; When a tenant has requested it, there will be A £50 (including vat) charge to vary, assign or replace a tenancy. The payment cannot exceed £50 (including VAT) or the reasonable costs of the person to whom the payment is to be made in respect of the variation, assignment or novation of a tenancy.
Change of Sharer: £50 per replacement tenant or any reasonable costs incurred if higher, to cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution.
Payments in respect of Council Tax; Tenants are required pay the Council Tax on the property they rent unless otherwise stated in the tenancy agreement.
Payments for utilities; The tenant is responsible for payment for or in connection with the provision of a utility if the tenancy agreement requires the payment to be made. NB: In the Tenant Fees Act, utility, means electricity, gas or other fuel, water or sewage.
WE ARE MEMBERS OF UKALA CLIENT MONEY PROTECTION SCHEME
WE ARE MEMBERS OF THE PROPERTY OMBUDSMAN REDRESS SCHEME

Images

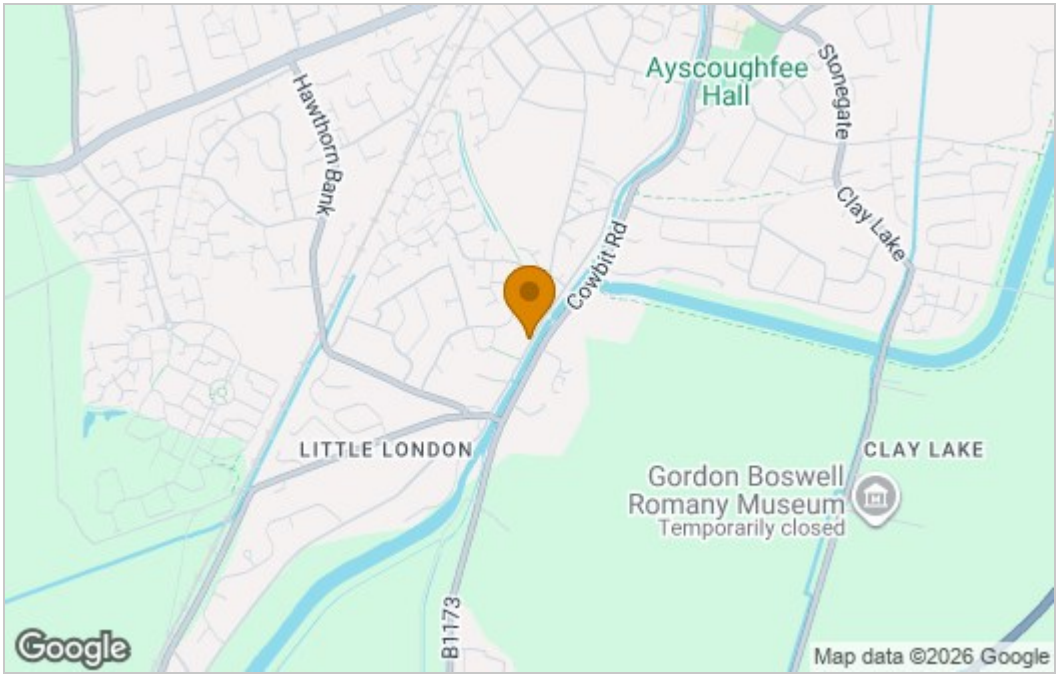
Please note: These images have been AI generated.

Floor Plan

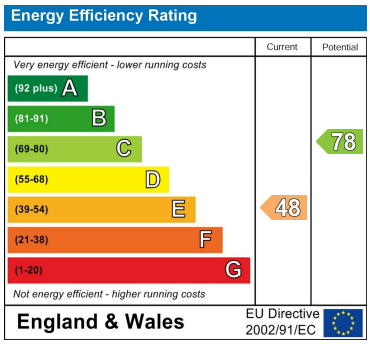


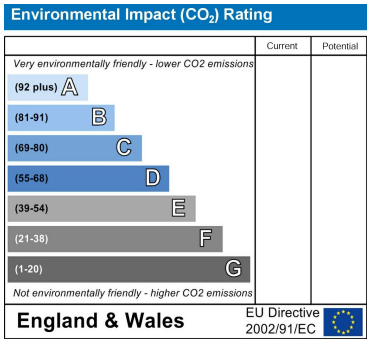
This floorplan is provided for illustrative purposes only. It is not to scale and should be used as a guide only.

Area Map



Energy Efficiency Graph





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