



**Argus House 56 St. Thomas Road, Spalding, Spalding  
Lincolnshire PE11 2XT**

**£650 Per Month**

Ground floor apartment situated within walking distance of Spalding Town Centre

This ground floor apartment is in the process of being completely renovated to a high standard.

Open plan Lounge/Kitchen area, with brand new fitted kitchen, fitted oven, hob and extractor fan

Double bedroom with featured fire place

Shower Room with new shower, toilet and sink with fitted vanity unit

Brand new fitted boiler and radiators

New flooring throughout

redecorated throughout

New fitted blinds

This character ground floor apartment is with 5 minutes walking distance of Spalding Town Centre and also benefits from off road parking and the use of a share communal garden



8 Bridge Street, Spalding, PE11 1XA  
**01775 767575**

10 West End, Holbeach, PE12 7LW  
**01406 422907**

**www.morrissandmennie.com**



APARTMENT 1

OPEN PLAN KITCHEN/LOUNGE:

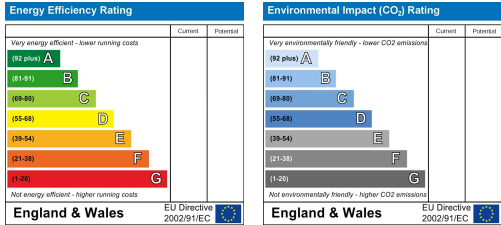
16' x 14' (excluding bay window) (4.88m x 4.27m (excluding bay window))  
UPVC double glazed bay window to the front, UPVC double glazed window to the side, comprising of base and eye level units with a rolled edged work surface over with inset sink and drainer with mixer taps over, free standing electric oven and grill with a four burner electric hob, tiled splash backs and extractor over, space and plumbing for washing machine, space and point for fridge/freezer, radiator, power points, TV point, picture rail, decorative coving, ceiling rose, thermostat control.

MASTER BEDROOM:

14'0" x 11'5" (4.27m x 3.48m)  
UPVC double glazed window to the side, radiator, power points, high skirting boards, decorative coving, ceiling rose, fuse box, airing cupboard housing electric boiler for the water bed.

SHOWER ROOM:

Having an inner hallway, pedestal wash hand basin with mixer tap over and tiled splash backs, wall mounted light and shaver point, WC with push button flush, separate tiled shower cubicle with a built-in mixer shower over, extractor fan, wall mounted heated towel rail.



Viewing Arrangements

Strictly by appointment. We would recommend that before travelling any distance, you check the details with the agents in order to save wasted journeys.  
Open 6 days

Spalding Office

Mon-Fri 8.30am to 6pm  
Saturday: 9am to 4pm  
Sunday: Closed

Holbeach Office

Mon-Fri 9am to 5.30pm  
Saturday: 9am to 2pm  
Sunday: Closed

Offer Procedure

Before contacting a Building Society, Bank or Solicitor you should make your offer to the Branch dealing with the sale, as any delay may result in the sale being agreed to another Purchaser and unnecessary costs being incurred.  
In compliance with The Estate Agents (Undesirable Practices) Order 1991, we are under an obligation to check into a Purchaser's financial situation before recommending an offer to a Vendor. Therefore, prior to any offer being accepted, you will be required to make an appointment in order for us to financially qualify your offer. If you are making a cash offer, which is not subject to the sale of a property, written confirmation of the availability of the cash will be required before your offer can be qualified.

Mortgage Advice

If you require 'Whole of Market' mortgage advice we can put you in touch with Adey Stuttard of Mortgage Options (Partnership Division) Ltd, who has access to the whole mortgage market and comes highly recommended for mortgage advice and associated services. Your home may be repossessed if you do not keep up repayments on your mortgage.  
We usually charge £399 for arranging a mortgage, the actual amount payable will depend on your circumstances.  
Adey Stuttard will provide a FREE initial consultation to discuss your financial goals at a time and place to suit you. Call our Spalding Office 01775 767575 or Holbeach Office 01406 422907 to book your appointment now.

Legal Fees

Ask for a quotation from our Conveyancing Department.  
Unlike most Solicitors they work on a 'No Sale - No Fee' basis and offer 7 days a week service.

Morris and Mennie Estate Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. Fixtures and fittings referred to in writing, in these particulars are not necessarily included in the sale.  
These details have been produced in good faith and are for guidance only, they may be inaccurate in important aspects, and do not constitute any part of an offer or contract. All potential purchasers should inspect the property to satisfy themselves as to the accuracy of these details.

**Your home your mortgage**  
**INDEPENDENT MORTGAGE ADVICE**

**EVENING & WEEKEND APPOINTMENTS AVAILABLE**  
4 Finkin Street | Grantham | NG31 6QZ

**T.01476 569090**  
**www.mortgageoptionsonline.co.uk**