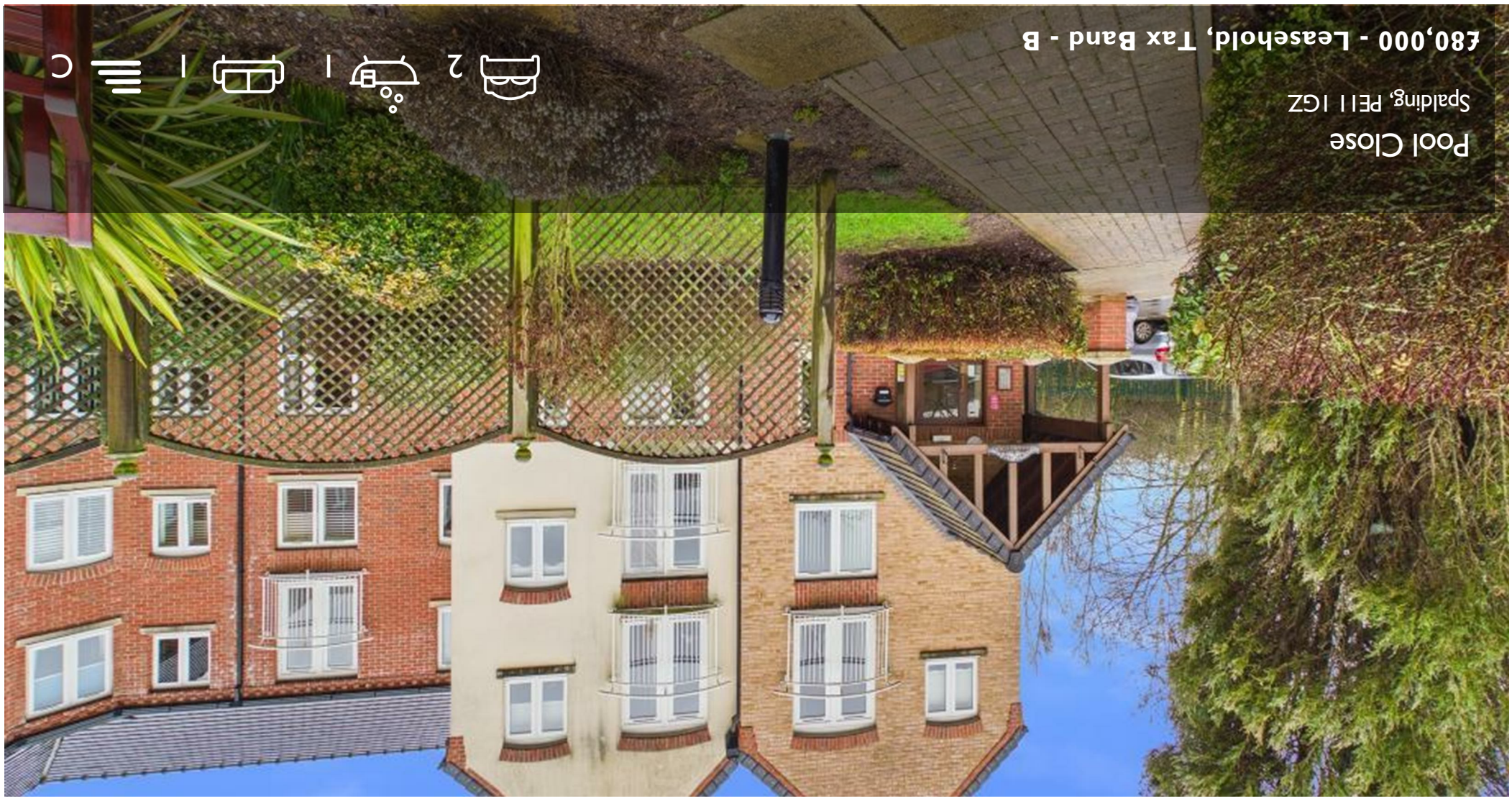
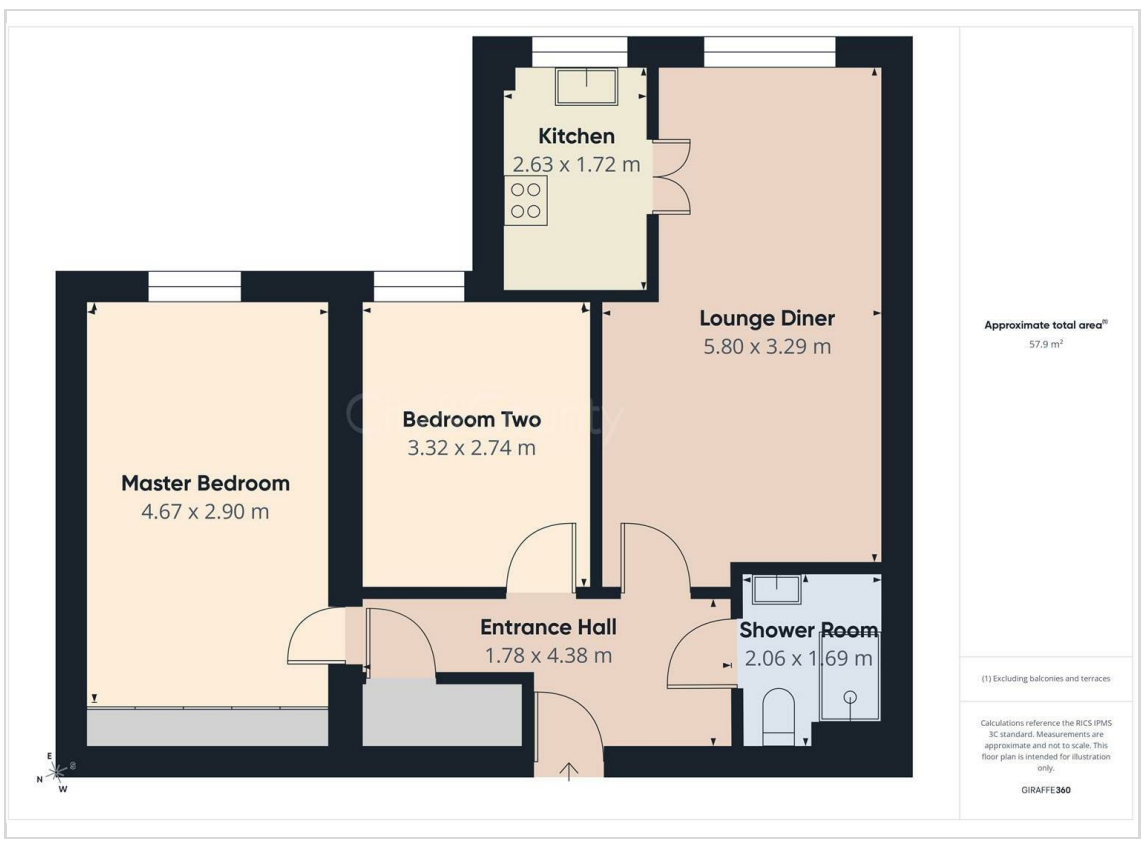


Floor Plan



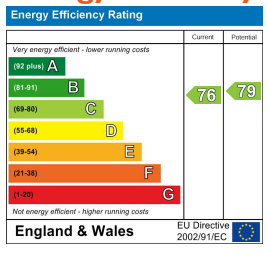
Area Map



Viewing

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. Please note, if the property is being purchased as buy to let, you should consider whether selective licencing is applicable.

A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

Pool Close

Spalding, PE11 1GZ

Nestled in the tranquil setting of Pool Close, Spalding, this charming first-floor retirement apartment is exclusively available for those aged 60 and over. Originally constructed in 2006, this well-presented flat is part of a thoughtfully designed development that features a mix of one and two-bedroom apartments, all set within a generous site that boasts ample parking and beautifully maintained communal gardens.

As you enter the apartment, you are welcomed by a spacious entrance hall that leads to a generous lounge-diner, perfect for relaxation and entertaining. The fitted kitchen is conveniently located, providing a functional space for culinary pursuits. The accommodation includes two comfortable bedrooms and a well-appointed shower room, ensuring that all your needs are met.
Residents benefit from a range of amenities designed to enhance their living experience. The property features management staff and a careline alarm service for added peace of mind. A lift provides easy access to all floors, while communal living rooms, laundry services, and guest facilities foster a sense of community among residents. For pet lovers, cats and dogs are generally accepted, subject to the terms of the lease and landlord's consent.
This property is offered with no forward chain, making it an ideal choice for those looking to move quickly. Early viewing is highly recommended to fully appreciate the quality and convenience this retirement apartment has to offer.

Entrance Hall
1.78 x 4.38 (5'10" x 14'4")

Lounge Diner
5.80 x 3.29 (19'0" x 10'9")

Kitchen
2.63 x 1.72 (8'7" x 5'7")

Master Bedroom
4.67 x 2.90 (15'3" x 9'6")

Shower Room
2.06 x 1.69 (6'9" x 5'6")

Bedroom Two
3.32 x 2.74 (10'10" x 8'11")

Tenure - Leasehold
At the time of marketing the vendor has informed us of the current lease terms. Exact figures will be confirmed by your solicitor upon receipt of the management pack, when a sale has been agreed.
Years Remaining on the lease - 107 years
Ground rent £495 per annum
Service charge £6069.72 per annum

EPC - C
76/79

IMAGE DISCLAIMER
Some images in this brochure have been digitally enhanced or modified using artificial intelligence (AI) technology for illustrative and marketing purposes. These alterations may include virtual staging, enhanced lighting, landscaping, or cosmetic improvements intended to help visualise the property's potential. Actual appearance, condition, fixtures, finishes, views, and surroundings may differ. Prospective purchasers or tenants should rely on their own inspections and enquiries when assessing the property.

IMPORTANT LEGAL INFORMATION
Construction: Standard

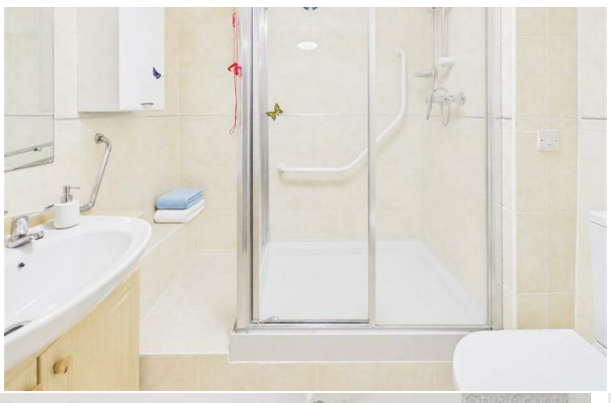




















Accessibility / Adaptations: Level Access Shower, Lift Access, Wheelchair Accessible, Wide Doorways
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions: No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property NOT allowed: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Communal Car Park No Allocated Space
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Electric Room Heaters
Internet connection: No Wi Fi
Internet Speed: TBC
Mobile Coverage: EE - Excellent, O2 - Great, Three - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.