



Pygott
& Crone

Apartment 48, Swallows Court, Pool Close
Spalding, Lincolnshire, PE11 1GZ

£67,000

1 Bedroom Apartment

- Leasehold
- Convenient location within walking distance of Spalding town centre, the sports complex, and a range of local amenities.
- Beautifully presented one-bedroom apartment in the popular Swallows Court development, recently upgraded with a new kitchen and modern bathroom.
- Spacious layout featuring an entrance hallway, large lounge and dining area with a Juliet balcony, creating a bright and airy living space.
- Comfortable double bedroom with a built-in wardrobe, alongside a contemporary bathroom and well-designed kitchen.
- Leasehold property with approximately 106 years remaining, ground rent of £450 per year, service charge of around £3,526 per year, and communal parking included.
- EPC Rating - C, Council Tax Band - A

[Click here to access the Energy Performance Certificate for Apartment 48, Swallows Court, Pool Close, Spalding, Lincolnshire, PE11 1GZ](#)



Overview

Beautifully presented, this one-bedroom second floor apartment is situated within the popular Swallows Court development and has been upgraded throughout, featuring a newly fitted kitchen and modern bathroom.

Conveniently located within walking distance of Spalding town centre, the sports complex, and a range of local amenities, the property offers both comfort and practicality. The apartment benefits from an entrance hallway leading to a spacious lounge and dining area with a Juliet balcony, a contemporary kitchen, a stylish bathroom, and a well-proportioned double bedroom with a built-in wardrobe.

Additional Information:

This property is leasehold with approximately 106 years remaining on the lease. The ground rent is £450 per annum, and the service charge is approximately £3,526 per annum. The property also benefits from communal parking.

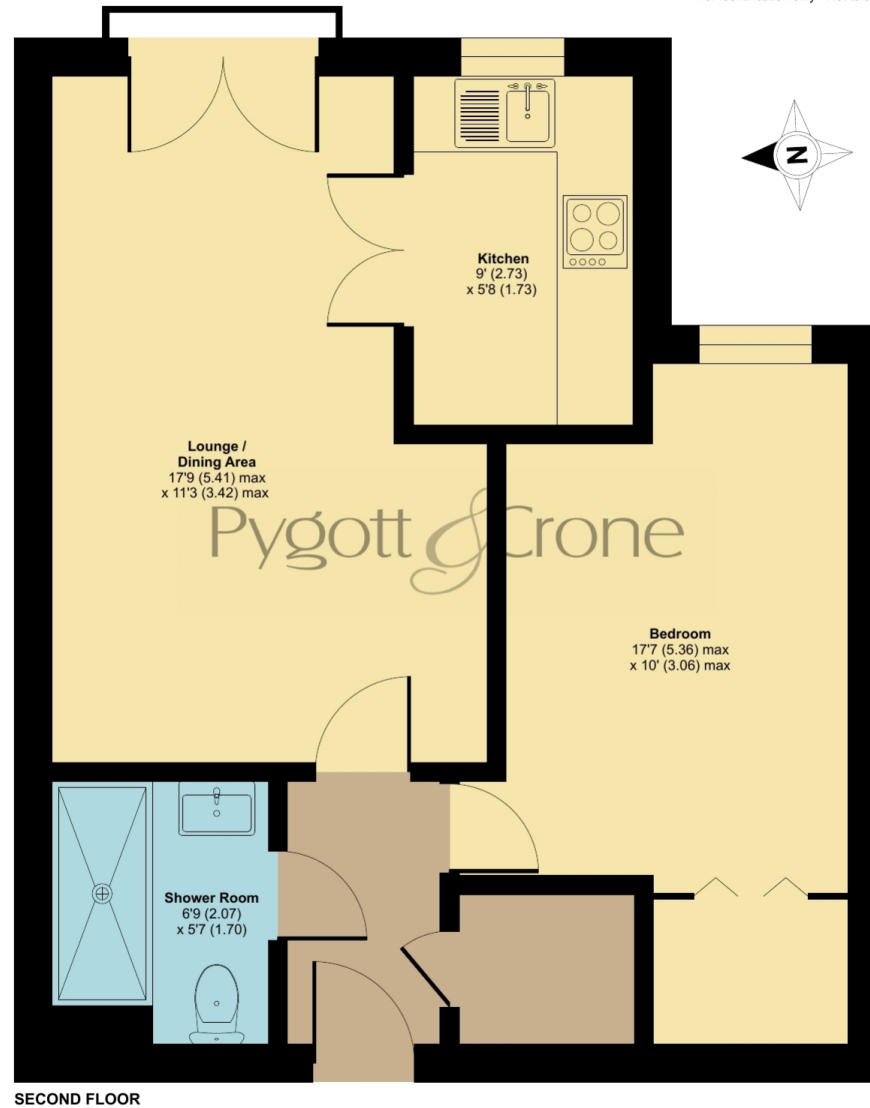




Swallows Court, Pool Close, Spalding, PE11

Approximate Area = 473 sq ft / 43.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Pygott & Crone. REF: 1425557



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