



55 Georgian Court
Spalding, Lincolnshire, PE11 2QT

£67,000

1 Bedroom Ground Floor Flat

- Freehold
- Ground floor one-bedroom retirement apartment in Georgian Court, built by McCarthy & Stone, with no onward chain.
- Conveniently located close to Spalding town centre and local amenities.
- Residents benefit from communal facilities, including a lounge, laundry room, gardens, lift access, security intercom, and on-site House Manager.
- Accommodation includes an entrance hall, shower room, double bedroom with built-in wardrobe, open-plan living/dining room with patio access, and fitted kitchen.
- Approximately 104 years remaining on the lease, with an annual service charge of £4,200 and ground rent of £350.
- EPC Rating - C, Council Tax Band - A

[Click here to access the Energy Performance Certificate for 55 Georgian Court, Spalding, Lincolnshire, PE11 2QT](#)



Overview

Pygott and Crone are pleased to offer to market this ground floor one bedroom retirement property. Georgian Court is situated within easy access to Spalding town centre and amenities and was constructed by McCarthy & Stone. The complex comprises 26 one and two bedroom properties arranged over 3 floors served by a lift. There is a communal Lounge, use of a Laundry Room, personal security intercom system and communal gardens. There is a House Manager who may be contacted from various points within each property in the case of an emergency.

The accommodation itself comprises, Entrance hall with storage cupboard, shower room with low level walk in shower, WC and wash hand basin, bedroom with built in wardrobe, open plan lounge dining room with a door opening to the patio area and to complete the accommodation there is a fitted kitchen. **VIEWING HIGHLY RECOMMENDED AND NO ONWARD CHAIN.** Parking is provided in the residents and visitors only parking area.

Please note - We have been advised that there is currently 104 years left on the lease, current annual service charge £4200 per annum and the current annual ground rent is £350.



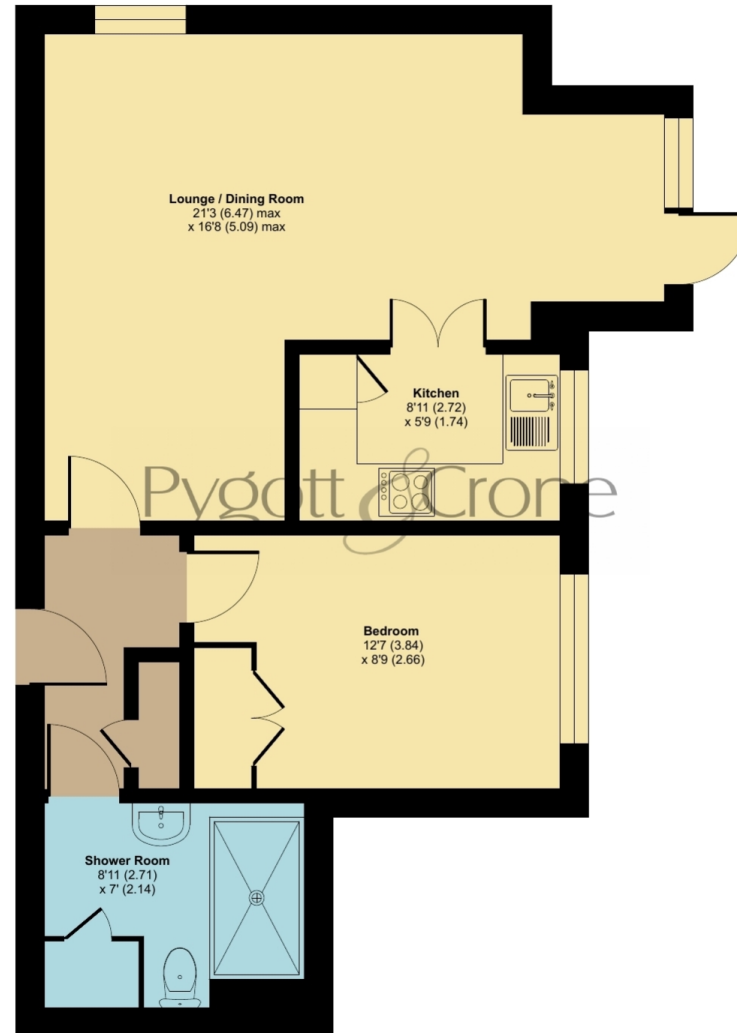




Georgian Court, Spalding, PE11

Approximate Area = 543 sq ft / 50.4 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Pygott & Crone. REF: 1501213



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