



Apartment 12, Swallows Court, 1 Pool Close
Spalding, Lincolnshire, PE11 1GZ

£60,000

1 Bedroom Apartment

- Leasehold
- Ground Floor Retirement Apartment
- Overlooking Communal Gardens
- No Onward Chain
- Sought After Complex
- Viewing Highly Recommended
- EPC Rating - B, Council Tax Band - A

Click [here](#) to access the Energy Performance Certificate for Apartment 12, Swallows Court, 1 Pool Close, Spalding, Lincolnshire, PE11 1GZ



Overview

Pygott and Crone are pleased to offer to market this ground floor one double bedroom retirement property which overlooks the gardens. Swallows Court is a sought after retirement housing complex situated within easy access to Spalding town centre and amenities and was constructed by McCarthy & Stone. The complex comprises 52 properties arranged over 3 floors served by a lift. The apartment is for over 55s if a couple or over 60 for single occupants. There is a communal Lounge, use of a Laundry Room, personal security intercom system and well maintained communal gardens and parking. 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 large storage cupboard, Shower Room, Double Bedroom with built in wardrobe, Open Plan Living Dining Room with a door opening to the communal gardens and to complete the accommodation there is a fitted kitchen. VIEWING HIGHLY RECOMMENDED.

Please note - We have been advised that the property is Leasehold with 107 years left on the lease and that the cost per annum for ground rent and service charge is approximately £3,900.

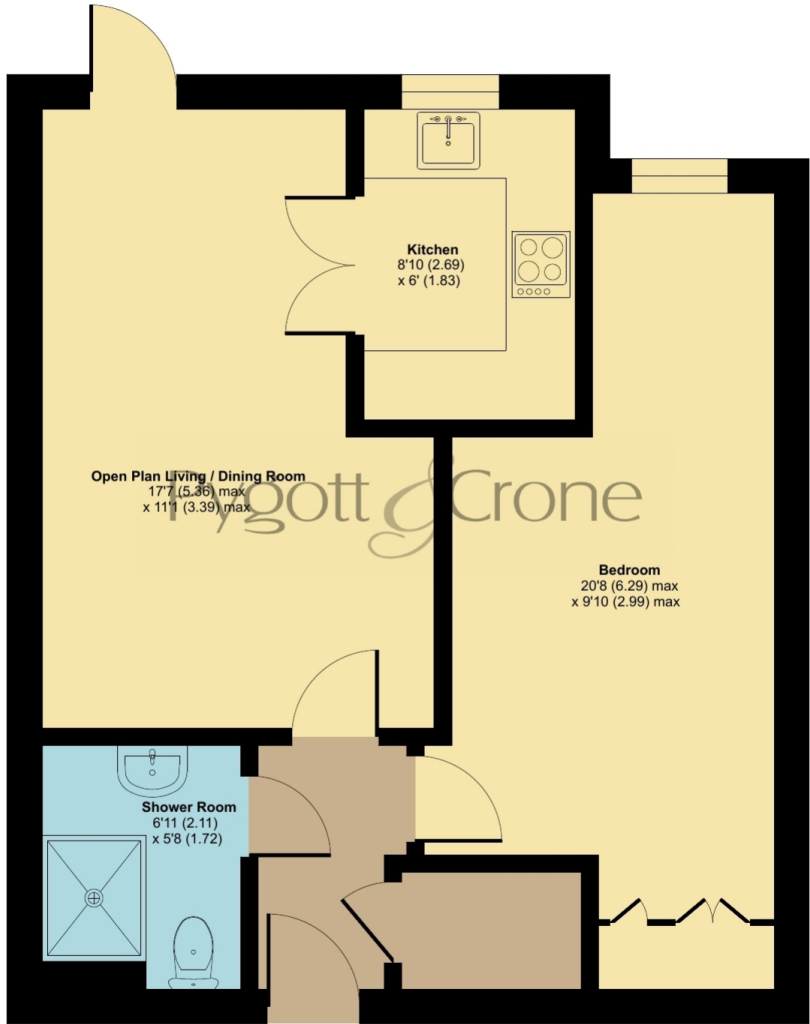




Pool Close, Spalding, PE11

Approximate Area = 506 sq ft / 47 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: 1470460



Location



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Apartment 12, Swallows Court, 1 Pool Close, Spalding
is on the market with our Spalding branch

10 Bridge Street, Spalding PE11 1XA

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