

Pygott & Crone

Apartment 32, Swallows Court, Pool Close

Spalding, Lincolnshire, PE11 1GZ

£55,000

1 Bedroom Apartment

- Leasehold
- First Floor Retirement Apartment
- 1 Double Bedroom
- Open Plan Living Dining Room
- Fitted Kitchen
- Sought After Complex
- Close to Spalding Town Centre
- Viewing Recommended
- EPC Rating - B, Council Tax Band - A

Click here to access the Energy Performance Certificate for Apartment 32, Swallows Court, Pool Close, Spalding, Lincolnshire, PE11 1GZ





Overview

Pygott and Crone are pleased to offer to market this first floor one double bedroom retirement property in the sought after complex of Swallows Court. The 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 fitted kitchen. VIEWING HIGHLY RECOMMENDED.

Please note - We have been advised that the property is Leasehold with 113 years left on the lease and that the cost per annum for ground rent and service charge is approximately £3,942.









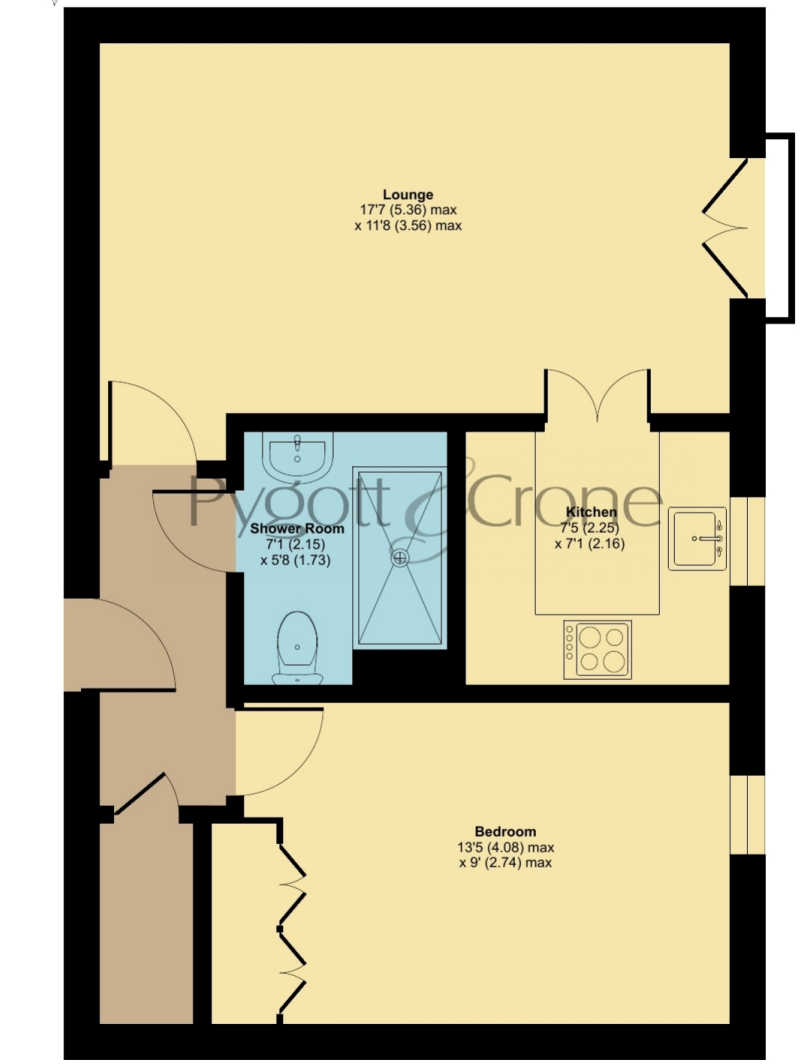




Swallows Court, Pool Close, Spalding, PE11

Approximate Area = 482 sq ft / 44.7 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). ©nichecom 2026. Produced for Pygott & Crone. REF: 1500592









Location



Show on Google: schools, doctors, supermarkets, restaurants, railway stations

Mortgage Advice Bureau

Stonebow Financial Services Ltd

Do you need Financial Help or Advice?

We are offering free advice through Mortgage Advice Bureau. If you would like to discuss your finances or mortgage, we'll arrange for a qualified adviser to call you back at a convenient time.



Joe Kuhn

Mortgage Adviser

0330 912 0007

Your home may be repossessed if you do not keep up repayments on your mortgage.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.











Houses. Homes. Harmony.

Pygott & Crone

Apartment 32, Swallows Court, Pool Close, Spalding
is on the market with our Spalding branch

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