

Pygott & Crone

17 Georgian Court

Spalding, Lincolnshire, PE11 2QT

£65,000

1 Bedroom Apartment

- Leasehold
- First 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 and fitted kitchen.
- There is approx 99 years left on the leasehold, Annual service charge of £2825 and ground rent of £774.40
- EPC Rating - C, Council Tax Band - A

Click here to access the Energy Performance Certificate for 17 Georgian Court, Spalding, Lincolnshire, PE11 2QT





Overview

Pygott and Crone are pleased to offer to market this first 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. Parking is provided in the residents and visitors only parking area.

Please note:- There is 99 years left on the leasehold, Annual service charge of £2825 and ground rent of £774.40









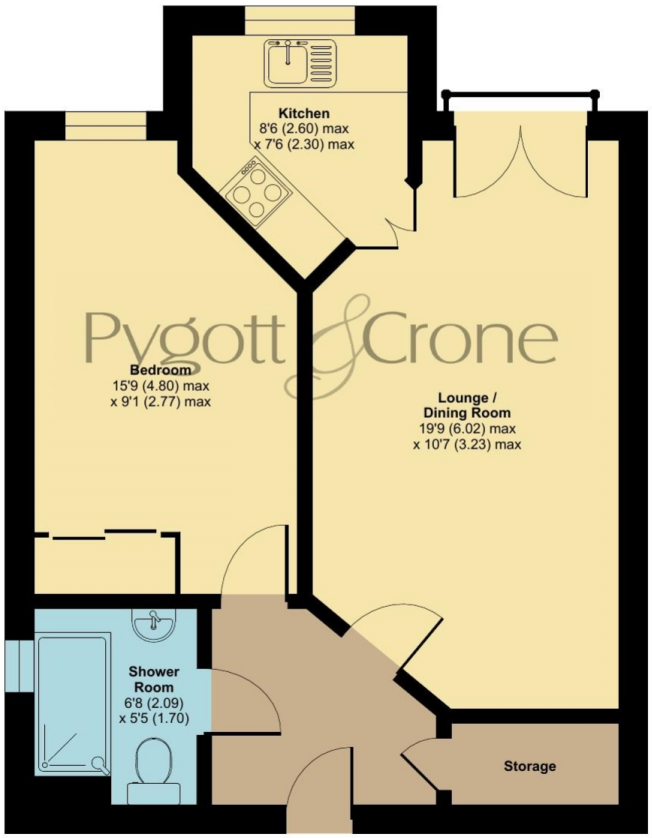




Georgian Court, Spalding, PE11

Approximate Area = 498 sq ft / 46.2 sq m

For identification only - Not to scale



FIRST 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: 1543406



Location



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

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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.

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Pygott & Crone

17 Georgian Court, Spalding
is on the market with our Spalding branch

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