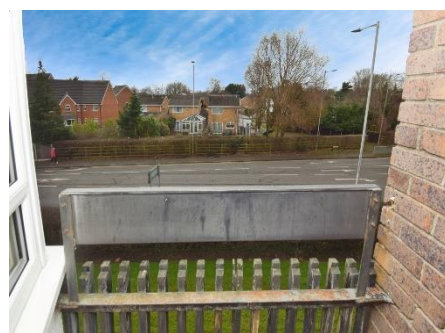




Lancelyn Court, Spital

£140,000



LESLEY HOOKS
ESTATE AGENTS





Welcome to this spacious and well-presented top-floor apartment, perfectly situated in the highly sought-after residential area of Spital. With local shops and Spital train station just a short walk away, this home offers both convenience and comfort. Step inside to find a welcoming hallway with a handy built-in storage cupboard, leading to a bright and airy lounge-dining room that opens onto a charming small balcony—perfect for enjoying a morning coffee. The modern fitted kitchen provides ample storage and workspace. There are two generous double bedrooms, with the main bedroom featuring fitted wardrobes for extra storage. The bathroom is stylishly fitted with a three-piece suite, including a shower over the bath with a sleek glass screen. Outside, the well-maintained communal gardens provide a lovely green space to relax. Benefiting from uPVC double glazing and combi gas central heating, this delightful apartment is offered for sale with no onward chain—making it an excellent choice for those who want to move straight in. Don't miss out on this fantastic opportunity—book your viewing today! Council tax band B. Leasehold subject to a monthly service charge of £125.00 and there are 132 years left on the lease.



Hallway

23'0" (7.01m) x 6'4" (1.93m) Max

Lounge Dining Room

21'0" (6.4m) x 13'4" (4.06m)

Kitchen

11'6" (3.51m) x 8'7" (2.62m)

Bedroom One

15'5" (4.7m) x 9'6" (2.9m)

Bedroom Two

11'4" (3.45m) x 11'5" (3.48m)

Bathroom

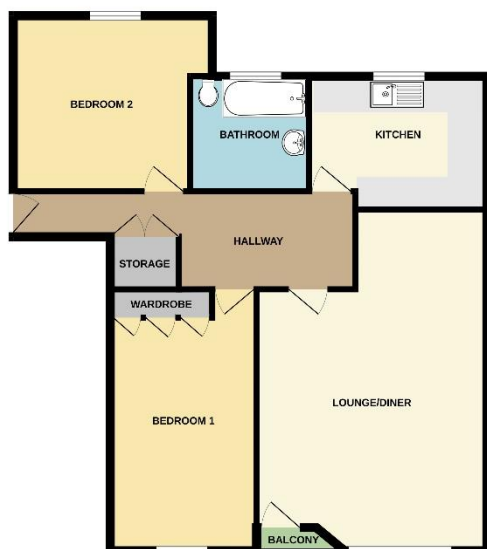
7'5" (2.26m) x 7'8" (2.34m)







GROUND FLOOR



These plans are for information only and do not constitute an offer of any property. The accuracy of the information contained herein is not guaranteed. The plans are for information only and do not constitute an offer of any property. The accuracy of the information contained herein is not guaranteed. The plans are for information only and do not constitute an offer of any property. The accuracy of the information contained herein is not guaranteed.

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Disclaimer: Whilst these details are thought to be correct, their accuracy cannot be guaranteed and do not form part of any contract. It should be noted that we have not tested any fixtures, fittings, equipment, apparatus or services, therefore we cannot verify that they are in working order of fit for purpose. Solicitors should be used to confirm that any moveable items described within these details are in fact part of the sale agreement. While we try to ensure measurements are correct they are not guaranteed and purchasers are advised to take their own measurements before ordering any fixtures and fittings. Please note: if you are buying a leasehold property, please ensure that all details and conditions of the lease are checked with your solicitor prior to you incurring any costs as additional fees could be incurred for items such as leasehold packs.