



## Spring Gardens, Spalding, PE11 2XL

**£800 pcm**

Looking for a perfect place to call home? This newly refurbished cozy 1st-floor flat, complete with a double bedroom, is just what you need. Located in a prime area, you'll have everything you need right at your fingertips. Don't miss out on this opportunity!

1st Floor | Fully Refurbished | Walking Distance to Town Center | One bedroom flat | Open Plan Kitchen/ Living room | EPC Band: D |

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**P**lotway

## 8a Spring Gardens Spalding PE11 2XL

Welcome to this cozy 1st-floor flat, where you can immerse yourself in a warm and inviting atmosphere. The flat features a well-appointed 1-bedroom space that seamlessly integrates an open-plan kitchen and living room, creating an ideal setting for relaxation and entertainment. Recently refurbished, the property effortlessly combines modern flair with a homely touch. Its excellent location further enhances its desirability, offering both convenience and easy access to amenities. Experience a comfortable and stylish lifestyle in this newly revitalized residence, strategically positioned for your convenience.


Deposit: £923

Holding Deposit: £183







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.