MORRISSandMENNIE

estate agents



75 Cornfields, Holbeach, Spalding Lincolnshire PE12 7QN

Price £85,000 Leasehold

**** IDEAL FIRST TIME BUYER OR INVESTMENT PROPERTY ****

Morriss and Mennie Estate Agents are pleased to offer For Sale this SPACIOUS FIRST FLOOR APARTMENT, offering two bedroom and is located in a popular residential area of Holbeach.

The accommodation in brief comprises of, Lounge, Fitted Kitchen, Two Bedrooms and a Three Piece Bathroom Suite.

Externally each apartment has a garden area and allocated parking.

The property is ideally situated in a popular residential location on the edge of Holbeach and is considered to be within easy reach of the nearby amenities and facilities within the town, along with having fantastic road links to the A17, connecting you to Kings Lynn, Boston, Lincoln and Spalding.







8 Bridge Street, Spalding, PE11 1XA 01775 767575

10 West End, Holbeach, PE12 7LW 01406 422907

Through the communal staircase, in through the apartment door:-

LOUNGE:

14'7" x 13'0" (4.45m x 3.96m)

Two sealed unit double glazed feature windows to the front, two radiators, power points, TV point.

KITCHEN:

6'9" x 8'2" (2.06m x 2.49m)

Sealed unit double glazed window to the rear, base and eye level units with a work surface over, sink and drainer with taps over, space and plumbing for a washing machine, space for a refrigerator, tiled splash-backs, wall mounted boiler, power points.

INNER HALLWAY:

Airing cupboard.

BEDROOM ONE:

9'11" x 11'9" (3.02m x 3.58m)

Two sealed unit double glazed windows to the rear, radiator, power points.

BEDROOM TWO:

9'8" x 9'11" (2.95m x 3.02m)

Sealed unit double glazed windows to the front and side, radiator, power points.

BATHROOM:

Sealed unit double glazed window to the side, W.C, wash hand basin with taps over, panelled bath with taps over, shaver point, radiator.

EXTERNALLY:

Small garden area and allocated parking space.

AGENTS NOTE:

The property is subject to a 999 year lease from May 1990. Insurance is currently £240.00 per year (May 2023 until May 2024).

Note: The property does not incur a set service charge any additional costs are shared equally between the eight apartments.

SERVICES:

Council Tax Band- A (subject to change)

Energy Efficiency Rating - D

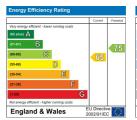
Gas Central Heating

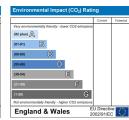
Mains Water











Viewing Arrangements

Strictly by appointment. We would recommend that before travelling any distance, you check the details with the agents in order to save wasted journeys.

Open 6 days

Spalding Office

Mon-Fri 8.30am to 6pm Saturday: 9am to 4pm Sunday: Closed Holbeach Office

Mon-Fri 9am to 5.30pm Saturday: 9am to 2pm Sunday: Closed

Offer Procedure

Before contacting a Building Society, Bank or Solicitor you should make your offer to the Branch dealing with the sale, as any delay may result in the sale being agreed to another Purchaser and unnecessary costs being incurred.

In compliance with The Estate Agents (Undesirable Practices) Order 1991, we are under an obligation to check into a Purchaser's financial situation before recommending an offer to a Vendor. Therefore, prior to any offer being accepted, you will be required to make an appointment in order for us to financially qualify your offer. If you are making a cash offer, which is not subject to the sale of a property, written confirmation of the availability of the cash will be required before your offer can be qualified.

Mortgage Advice

If you require 'Whole of Market' mortgage advice we can put you in touch with Adey Stuttard of Mortgage Options (Partnership Division) Ltd, who has access to the whole mortgage market and comes highly recommended for mortgage advice and associated services. Your home may be repossessed if you do not keep up repayments on your mortgage. We usually charge £399 for arranging a mortgage, the actual amount payable will depend on your circumstances.

Adey Stuttard will provide a FREE initial consultation to discuss your financial goals at a time and place to suit you. Call our Spalding Office 01775 767575 or Holbeach Office 01406 422907 to book your appointment now.

Legal Fees

Ask for a quotation from our Conveyancing Department.

Unlike most Solicitors they work on a 'No Sale - No Fee' basis and offer 7 days a week service.

Morriss and Mennie Estate Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. Fixtures and fittings referred to in writing, in these particulars are not necessarily included in the sale.

These details have been produced in good faith and are for guidance only, they may be inaccurate in important aspects, and do not constitute any part of an offer or contract. All potential purchasers should inspect the property to satisfy themselves as to the accuracy of these details.



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