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23 Brayfields, Pinchbeck PE11 3YT

**BELVOIR!**

£119,950





### Key Features

- > GROUND FLOOR APARTMENT
- > TWO BEDROOMS
- > LOUNGE/DINER
- > FITTED KITCHEN
- > GAS CENTRAL HEATING
- > ALLOCATED PARKING
- > Tenure: Leasehold
- > EPC rating C

Belvoir incorporating Munton and Russell offer for sale this ground floor two-bedroom apartment, situated in the popular village of Pinchbeck. The village has a wealth of amenities yet only a short drive to the Market town of Spalding. The accommodation in brief comprises of, Entrance hall, shower room, two bedrooms, lounge/diner and fitted kitchen, allocated parking space.

### ENTRANCE

UPVC double glazed door with porch over, two storage cupboards, radiator.

### LOUNGE/DINER

19'9" x 13'5" (6m x 4.1m)

UPVC double glazed French doors and two UPVC double glazed windows to the rear elevation, two radiators. (L Shape maximum measurements)



## KITCHEN

11'8" x 7'10" (3.6m x 2.4m)

UPVC double glazed window to the side elevation, range of fitted base and wall units, fitted base and wall units, sink unit with mixer taps over, plumbing for washing machine, wall mounted boiler, radiator.

## SHOWER ROOM

Three piece suite comprising of WC, wash hand basin, shower cubicle, radiator.

## BEDROOM 1

11'5" x 9'10" (3.5m x 3m)

UPVC double glazed window to the front elevation, radiator, built in wardrobe.

## BEDROOM 2

14'8" x 8'1" (4.5m x 2.5m)

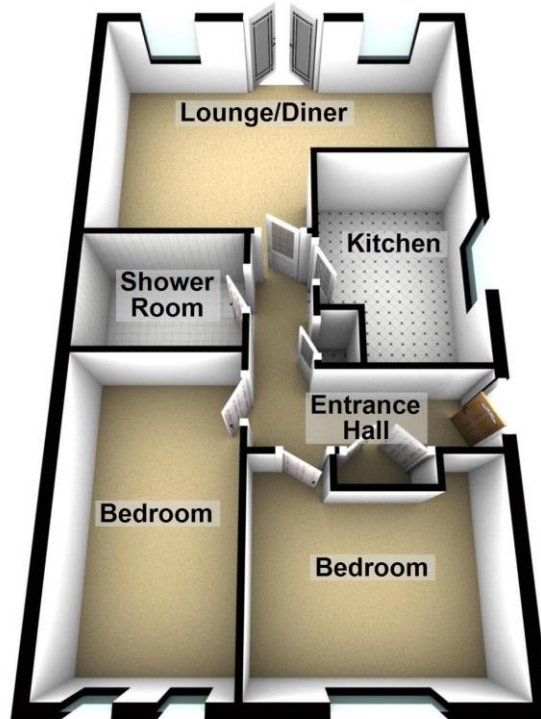
Two UPVC double glazed window to the front elevation, radiator, fitted wardrobe.

## AGENTS NOTE

The vendor informs us that the lease is for 999 years from 2024. The maintenance charge is £600.00 PA payable 6 monthly and a 1/16 share of the buildings insurance.



## Ground Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	77	80
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact us today to arrange a viewing...

# BELVOIR!

[www.belvoir.co.uk/spalding-estate-agents/](http://www.belvoir.co.uk/spalding-estate-agents/)

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