



## Pearl Court, Holbeach £94,950

14 Church Street, Holbeach, Lincolnshire, PE12 7LL

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Registered Office: 14 Church Street, Holbeach, Lincolnshire, PE12 7LL

Company Registration No: 5813080 VAT Reg No: 921 0444 66

**Superb location! This leasehold second floor flat is situated in Holbeach town, close to Tesco and all local amenities. Entrance via ground floor with staircase leading to the second-floor flat entrance hall, hallway, lounge, kitchen, two bedrooms, family bathroom. Allocated parking for two vehicles, along with communal garden. Call us ANYTIME to book your viewing - 01406 424441.**

### Accommodation Comprises:

Entrance door to stairs to second floor landing, entrance door to:

Entrance Hall

PVCu double glazed window to rear, door to:

Hallway

Radiator, laminate flooring, coving to textured ceiling, access to insulated loft space, door to storage cupboard, door to:

Kitchen 2.41m (7'11") x 2.41m (7'11")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, wall mounted gas combination boiler serving heating system and domestic hot water, plumbing for automatic washing machine, space for fridge/freezer, gas and electric point for cooker, PVCu double glazed window to rear, radiator.

Lounge/Diner 4.06m (13'4") x 3.57m (11'9")

PVCu double glazed window to front and side aspect, radiator, TV point, two wall lights, coving to textured ceiling. Main Bedroom 4.06m (13'4") x 2.81m (9'2") PVCu double glazed window to front, radiator, coving to textured ceiling.

Bedroom 2 3.56m (11'8") max x 3.19m (10'6")

PVCu double glazed window to side, radiator, TV point, coving to textured ceiling.

Family Bathroom

Fitted with three-piece suite comprising deep paneled bath with hand shower attachment over and shower curtain, pedestal wash hand basin, close coupled WC, part ceramic tiled walls, shaver point, PVCu double glazed window to rear, radiator, vinyl floor covering, coving to textured ceiling.

Outside

Allocated parking for two vehicles, the pathway leads to the main entrance door. To the rear is an enclosed communal garden area, mainly laid to lawn.

#### Direction

Leave our Church Street office and head over the traffic lights onto Boston Road South, once passed Tesco turn right onto Pearl Court and follow the road bearing right where the property and parking can be located on the left-hand side. For satellite navigation the property postcode is: PE12 7LS.

Council Tax Band A - £1,449.88 From April 2024 to March 2025, South Holland District Council

#### EPC – TBA

Lease information: Lease issued April 1991 for a period of 125 years. There is 92 years remaining on the lease. The document is available at our office for inspection by and prospective buyer. The current management fees are £40.00 monthly.

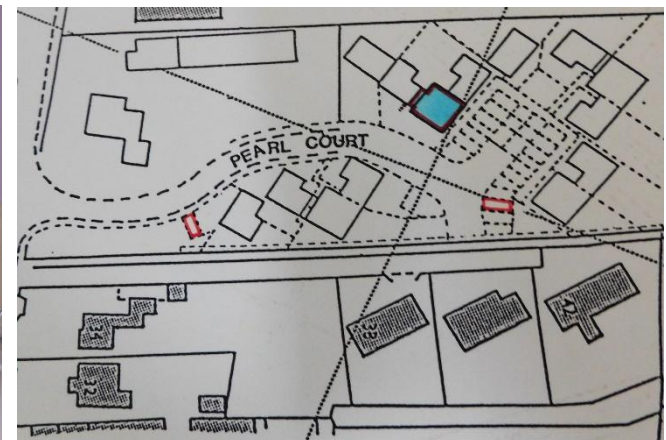
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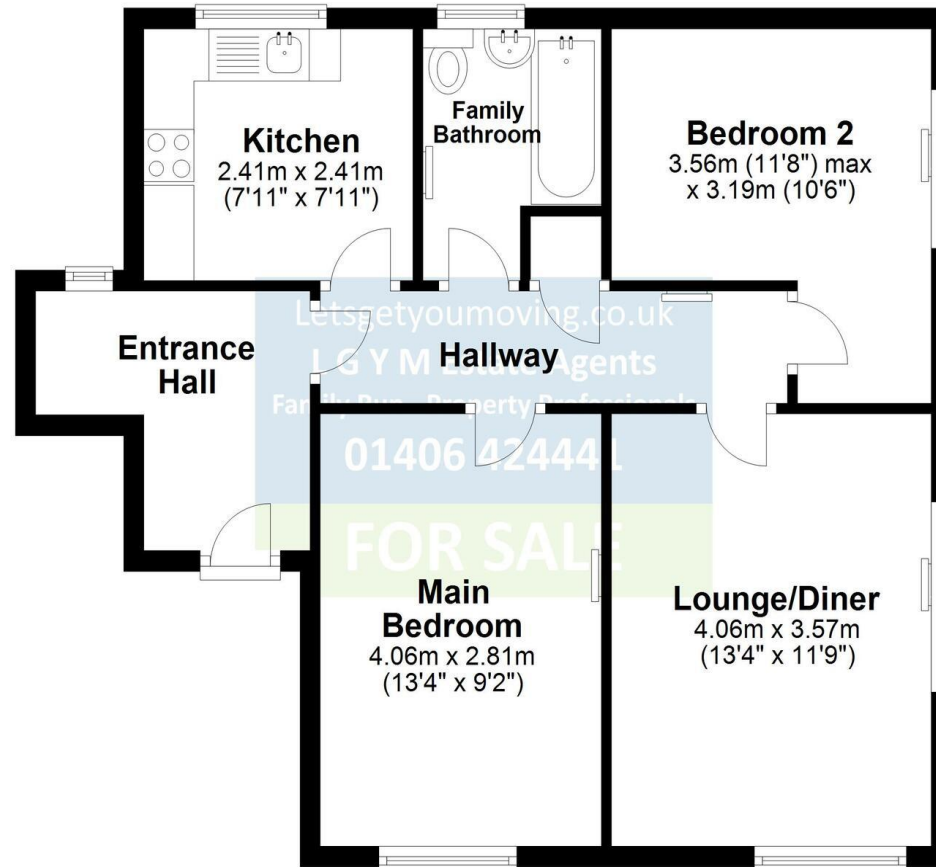
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## Ground Floor

Approx. 58.1 sq. metres (625.1 sq. feet)



Total area: approx. 58.1 sq. metres (625.1 sq. feet)

Floor plans are for a guide only and should not be scaled.  
Plan produced using PlanUp.





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## Disclaimer

VIEWINGS: Strictly by appointment with the agent on: (01406 424441) Available 7 days a week, 9.00 am to 5.30 pm, Sat 9.00am till 2 pm - Sun 07824395793 - (out of office hours viewings & valuations are welcome).

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