



Merchant Mews Park Road, Holbeach Spalding PE12 7EE

welcome to

Merchant Mews Park Road, Holbeach Spalding

IDEAL INVESTMENT PROPERTY!! This One Bedroom Flat is in a town centre location with Shops, Doctors, Shops and regular Bus Routes. With communal outside space. BEING SOLD WITH NO CHAIN. CALL AND BOOK YOUR VIEWING TODAY.



Communal Access

The block of flats is approached through a wrought iron gate giving access to a passageway leading to:

Communal Entrance

With communal entrance door and stairway.

Flat 5

Approached off the stairway into a small joint entrance lobby.

Entrance Hall

having entrance door, loft access having loft ladder and boarded out for storage.

Lounge

10' 11" x 11' 5" (3.33m x 3.48m)

having wooden dual aspect side window and solid oak floor.

Kitchen

7' 10" x 7' 9" (2.39m x 2.36m)

having range of units at wall and base level, stainless steel sink, tiled splashbacks and hob. Space for oven, fridge freezer and dishwasher. Boiler and window to side.

Bedroom

10' 9" x 7' 8" (3.28m x 2.34m)

having window to rear.

Shower Room

having shower cubicle with electric shower, low level WC and sink.

Outside

There is a communal area to the rear of the flats. With the added bonus if a garden shed.



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Merchant Mews Park Road, Holbeach Spalding

- Flat
- Town Centre Location
- One Bedroom
- Shower Room
- NO CHAIN

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 120 years from 01 Aug 1998. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£70,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LST106286 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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