



**Cornfields, Holbeach Spalding PE12 7QN**





**welcome to**

**Cornfields, Holbeach Spalding**

CALLING ALL INVESTORS. This first floor flat is being sold with NO CHAIN. Situated in the popular town of Holbeach with good road links to the A17. With 2 Bedrooms, Separate Lounge and Kitchen. Allocated parking and a communal Garden. Call And Book Your Viewing.



**Entrance Hall**

having door to front with communal staircase.

**Lounge**

14' 7" x 13' ( 4.45m x 3.96m )  
having 2 windows to front.

**Kitchen**

6' 9" x 8' 2" ( 2.06m x 2.49m )  
having range of units at wall and base level,  
worktops with inset sink and tiled splash backs.  
Space for washing machine and fridge. wall mounted  
new boiler installed in 2024 with a 7 year warranty.

**Inner Hallway**

having airing cupboard.

**Bedroom 1**

9' 11" x 11' 9" ( 3.02m x 3.58m )  
having 2 windows to the rear.

**Bedroom 2**

9' 8" x 9' 11" ( 2.95m x 3.02m )  
having windows to front and side.

**Bathroom**

having bath, low level WC and wash hand basin.  
Window to side.

**Outside**

the property has an allocated parking space and  
communal garden.

**Note**

there is no set service charge any additional costs are  
shared equally between the eight flats.



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## Cornfields, Holbeach Spalding

- FIRST FLOOR FLAT
- IDEAL INVESTMENT PROPERTY
- TWO BEDROOMS
- ALLOCATED PARKING
- NO CHAIN

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 May 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£90,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LST106828 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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