



Cornfields, Holbeach Spalding PE12 7QN



welcome to

Cornfields, Holbeach Spalding

TENANT IN SITU CURRENTLY PAYING £675 PCM. Situated in the popular town of Holbeach with supermarkets, pubs and cafes. With the A17 close by ideal for commuting.



Entrance Hall

having door to front with communal staircase.

Lounge/Kitchen/Diner

17' 11" x 16' (5.46m x 4.88m)

lounge having fireplace with electric fire. Kitchen having range of units at wall and base level, worktops with inset sink. Space for a free standing oven and washing machine.

Inner Hallway

having airing cupboard.

Bedroom 1

12' 4" x 9' 9" (3.76m x 2.97m)

having built-in storage cupboard.

Bedroom 2

9' 1" x 7' 10" (2.77m x 2.39m)

Bathroom

having bath with shower over, low level WC and wash hand basin

Outside

the property has an allocated parking space and garden area.



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welcome to

Cornfields, Holbeach Spalding

- IDEAL INVESTMENT PROPERTY WITH TENANT IN SITU PAYING £675 PCM
- FIRST FLOOR FLAT WITH SEPARATE LOUNGE AND KITCHEN/DINER
- TWO BEDROOMS
- ALLOCATED PARKING SPACE AND GARDEN AREA
- NO CHAIN

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 284.42

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 31 Jul 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:
LST107422 - 0006

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.

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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