

EST 1770



Longstaff^{COM}

SPALDING RESIDENTIAL: 01775 766766 www.longstaff.com



Flat 1, Merchant Mews, Park Road, Holbeach PE12 7EE

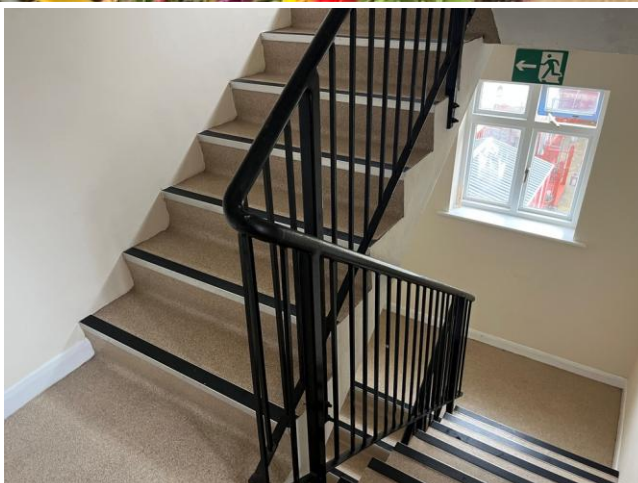
£69,950 Leasehold

- First Floor Flat
- One Double Bedroom
- Shared Rear Courtyard
- Gas Central Heating
- Central Town Location

One bedroom first floor flat in central town location with shared rear courtyard. For sale with tenant in situ Current rent £470pcm.

SPALDING 01775 766766 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



ACCOMMODATION

Enter the property through the communal entrance door leading to the staircase up to the first floor landing with private entrance door leading into:

RECEPTION HALL

16' 11" x 2' 11" (5.17m x 0.9m) Central heating radiator, 2 ceiling lights, timer control unit, doors arranged off to:

BEDROOM

10' 0" x 9' 4" (3.05m x 2.87m) Side window, ceiling light, radiator.



SHOWER ROOM

9' 8" x 4' 8" (2.97m x 1.44m) Shower cabinet with fitted shower, low level WC, pedestal wash hand basin, automatic extractor fan, ceiling light, radiator.

BREAKFAST KITCHEN

9' 8" x 7' 1" (2.95m x 2.16m) Wall mounted gas fired central heating boiler, roll edged worktops, base cupboards and drawers, single drainer stainless steel sink unit, electric oven and hob, plumbing and space for washing machine, intermediate wall tiling, eye level wall cupboards, textured ceiling, ceiling light, radiator, side window.

LOUNGE

12' 9" x 11' 5" (3.91m x 3.50m) Radiator, window to the front elevation, textured ceiling, ceiling light.

EXTERIOR

The property is approached through a passageway and communal entrance door. There is a communal seating area and concreted shared yard to the rear.

DIRECTIONS

From Spalding proceed on the A151 in an easterly direction to Holbeach. Straight over the roundabout, into the centre of town taking the second exit at the traffic lights into Park Road and the property is situated almost immediately on the right hand side.

AMENITIES

Local amenities within the town including shopping, leisure, educational and medical facilities. The larger towns of Spalding, Boston and Kings Lynn and the city of Peterborough are easily accessible by road.

LEASEHOLD TENURE

We understand the lease commenced in around 1998 and is a 120 year lease. The ground rent payable (to be confirmed).

TENURE Leasehold

SERVICES To Be Confirmed

COUNCIL TAX BAND A

LOCAL AUTHORITIES

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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Ref: 17505

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

ADDRESS

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		