



Pearl Court, Holbeach £84,995

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 first floor flat is situated in Holbeach Town, close to Tesco and all local amenities. Entrance via ground floor with staircase leading to the flat: Lounge, kitchen, bedroom, bathroom. Allocated parking along with communal garden. Being offered with NO CHAIN.

Call us today to book your viewing - 01406 424441.

Accommodation Comprises:

Entrance door with glazed insert leads to staircase to first floor landing, part glazed entrance door to:

Lounge 4.12m x 3.91m

Ornate ornamental fire surround, satellite TV point, radiator, cove to textured ceiling with eyeball lighting, sealed unit double glazed window to front and rear aspect, door to built-in airing cupboard housing hot water tank with linen shelving, door to:

Fitted Kitchen 3.33m x 2.06m

Fitted with a matching range of wall mounted and floor standing units with worktop space over, stainless steel sink unit with single drainer and swan neck mixer tap, tiled splashback, breakfast bar area, electric point for cooker, plumbing for washing machine, space for fridge freezer, wall mounted gas boiler servicing heating and domestic hot water, wall mounted heating and hot water control panel, radiator, TV point, cove to textured ceiling, sealed unit double glazed window to rear aspect.

Bedroom 3.18m x 3.05m

Cove to ceiling with access to loft space, radiator, telephone point, sealed unit double glazed window to front aspect.

Bathroom 2.39m x 1.93m

Fitted with a three-piece suite comprising: Deep panel bath with tiled surround, wall mounted electric shower over with shower screen, pedestal wash hand basin, close coupled dual flush WC, radiator, cove to textured ceiling, sealed unit opaque double-glazed window to rear aspect.

Outside:

Allocated parking for a vehicle, 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 Banding:

A - £1,384.20 – South Holland District Council 2023/2024

EPC: TBC

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 is £40.00 monthly.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

For further information see the Consumer Protection from Unfair Trading Regulations 2008

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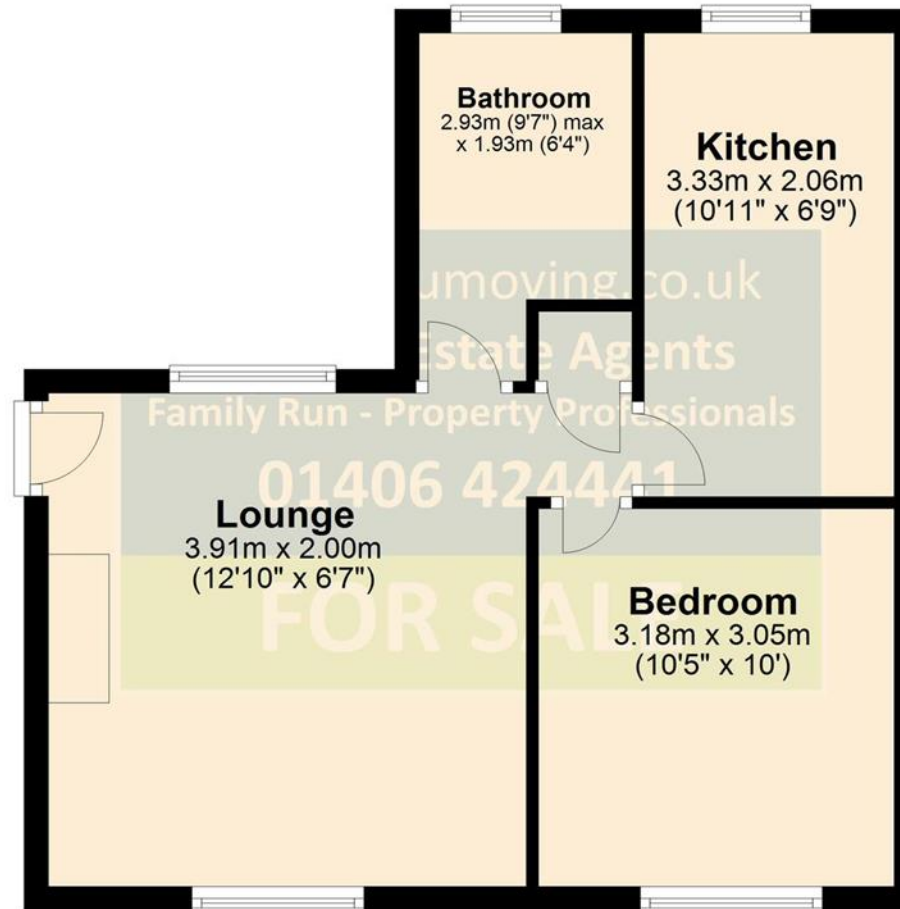
Energy Performance
Certificates (EPC)

RICS Valuations



Ground Floor

Approx. 37.4 sq. metres (402.7 sq. feet)



Total area: approx. 37.4 sq. metres (402.7 sq. feet)

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

Disclaimer

VIEWINGS: Strictly by appointment with the agent on: (01406 424441) Available 7 days a week. CALL US ANYTIME!

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The advertisement features a photograph of a family moving into a new home. A young girl is running happily towards the camera, carrying a cardboard box. In the background, a woman and a man are also carrying boxes and walking towards the entrance. The room is filled with stacks of cardboard boxes, and the lighting is warm and bright, suggesting a sunny day. The text is overlaid on the left side of the image.