



Flat 2, Top Flat, 72 Church Street, Holbeach

£475 Per Calendar Month

TO LET - TWO BEDROOM NEWLY REFURBISHED FIRST FLOOR FLAT IN TOWN CLOSE TO AMENITIES.

Property comprises of an entrance hallway, lounge, kitchen, two bedrooms, WC, and bathroom. Benefits from having off road parking space available and having easy access onto the A17 with routes to Kings Lynn. Available now!

£548 Deposit

- Two bedrooms
- Town centre location
- On local bus routes

- Fully refurbished
- Gas combi boiler
- Council tax band A



Hallway

Entrance hall with stairs to the 1st floor. UPVC window to the side aspect. Fuse board.

Lounge

14'04 x 12'08 (4.37m x 3.86m)

UPVC windows to the front and side aspect. New carpet flooring. Fire place. Radiator. Television point. Range of power points.

Kitchen

9'05 x 9'05 (2.87m x 2.87m)

UPVC window to the front aspect. New fully fitted kitchen. Electric hob and cooker. Stainless steel sink with mixer tap. New gas combi boiler. Florescent strip lighting. New lino flooring. Range of power points.

Toilet

5'10 x 2'11 (1.78m x 0.89m)

UPVC window to the rear aspect. Ceramic toilet. Skirting boards. Skimmed ceilings.

Bedroom One

13'10 x 12'07 (4.22m x 3.84m)

UPVC window to the side and rear elevation. New carpet flooring. Range of power points. Skirting boards. Skimmed ceilings.

Bedroom Two

9'01 x 6'07 (2.77m x 2.01m)

UPVC window to the side elevation. New carpet flooring. Radiator. Skirting boards. Skimmed ceilings. Range of power points.

Bathroom

11'09 x 7'05 (3.58m x 2.26m)

UPVC frosted window to the rear elevation. Bath. Wash hand basin. New electric shower. Separate toilet. Storage cupboard. Extractor fan.

Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

Viewing

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

Fees

Holding Deposit: A refundable holding deposit (to reserve a property) equivalent to one week's rent.

This will be withheld if the applicant (or the guarantor) provide false or misleading information, fail a right to rent check, withdraw from the proposed agreement or fail to take all reasonable steps to enter an agreement (i.e. Responding to reasonable requests for information required to progress

