



Flat 4 Bank House, Holbeach, PE12 7DN

£575 Per Calendar Month

Second-floor flat is ideally located in the heart of Holbeach town centre, offering convenient access to a wide range of local amenities including shops, cafes, and transport links.

The property comprises of a kitchen/diner, providing plenty of room for both cooking and dining, making it a practical and sociable living space. There is a large bathroom fitted with essential fixtures, offering comfort and functionality.

The flat also benefits from two good-sized bedrooms, both offering ample space for furnishings and storage, making the property suitable for a couple, small family.

Entrance Hall

Carpet flooring. Skirting. Front door.

Kitchen/Lounge



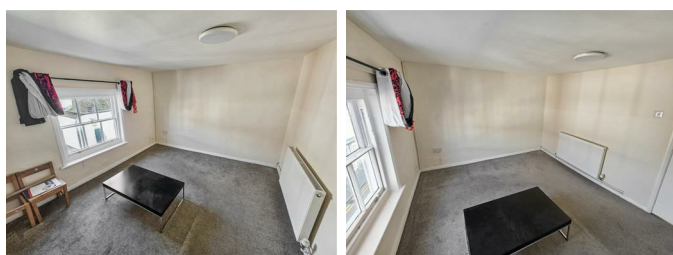
Fitted kitchen with upper and lower units. Integrated cooker, hob and extractor. Stainless steel sink and mixer tap. Space for washing machine

Bedroom One



Carpets with skirting. Painted walls. Power points. Wooden sash window.

Bedroom Two



Carpets with skirting. Painted walls. Power points. Wooden sash window.

Bathroom



Lino flooring, painted walls with tiles around wet areas. WC, hand wash basin and bath unit with mains shower. Wooden window.

Property Postcode

For location purposes the postcode of this property is: PE12 7DN

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.

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.

Rental 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 the agreement) before the deadline for agreement'. The deadline for agreement' for both parties is usually 15 days after a holding deposit has been received (unless otherwise agreed in writing).

Deposit: A tenancy deposit is used as security for the performance of any obligations, or the discharge of any liability arising under or in connection with the tenancy for example in case of any damage or unpaid rent or bills at the end of the tenancy. A refundable tenancy deposit is capped at no more than five weeks' rent where the

annual rent is less than £50,000, or six weeks' rent where the total annual rent is £50,000 or above
Changes to the Tenancy: Payments to change the tenancy when requested by the tenant, is capped at £50, or reasonable costs incurred if higher
Early Termination: If a tenant requests to leave before the end of their tenancy they will be charged to cover the financial loss that the landlord has suffered in permitting, or reasonable costs that have been incurred by the agent in arranging for the tenant to leave early, and for the rent they would have received before the tenancy reaches its end.

Late Rent Payment: A late rent payment will be charged if the rent is outstanding after 14 calendar days and has still not been paid. We will levy the late payment until day 14 but charge from day one. The charge will be at 3% above Bank of England base rate for each day that the payment is outstanding.

Lost Keys or Other Security Devices; Tenants will be charged a fee to cover the cost of replacing a lost key or security device. This fee will be dependent on the style and make of the key/lock/device.

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 firm's employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

Verified Material Information

Council tax band: A

Property construction: Brick

Electricity supply: Mains

Solar Panels: N/A

Other electricity sources: N/A

Water supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: As stated by Ofcom, Standard and Superfast are available, Ultrafast is not available.

Mobile coverage: As stated by Ofcom, EE- good in home and outdoor, O2- good in home and outdoor, Three- good in home and outdoor, Vodafone- variable in home, good outdoor.

Parking: On street parking

Flood risk: Very low. Rivers and the sea - Very low. Groundwater - Flooding from groundwater is unlikely in this area. Reservoirs - Flooding from reservoirs is unlikely in this area.

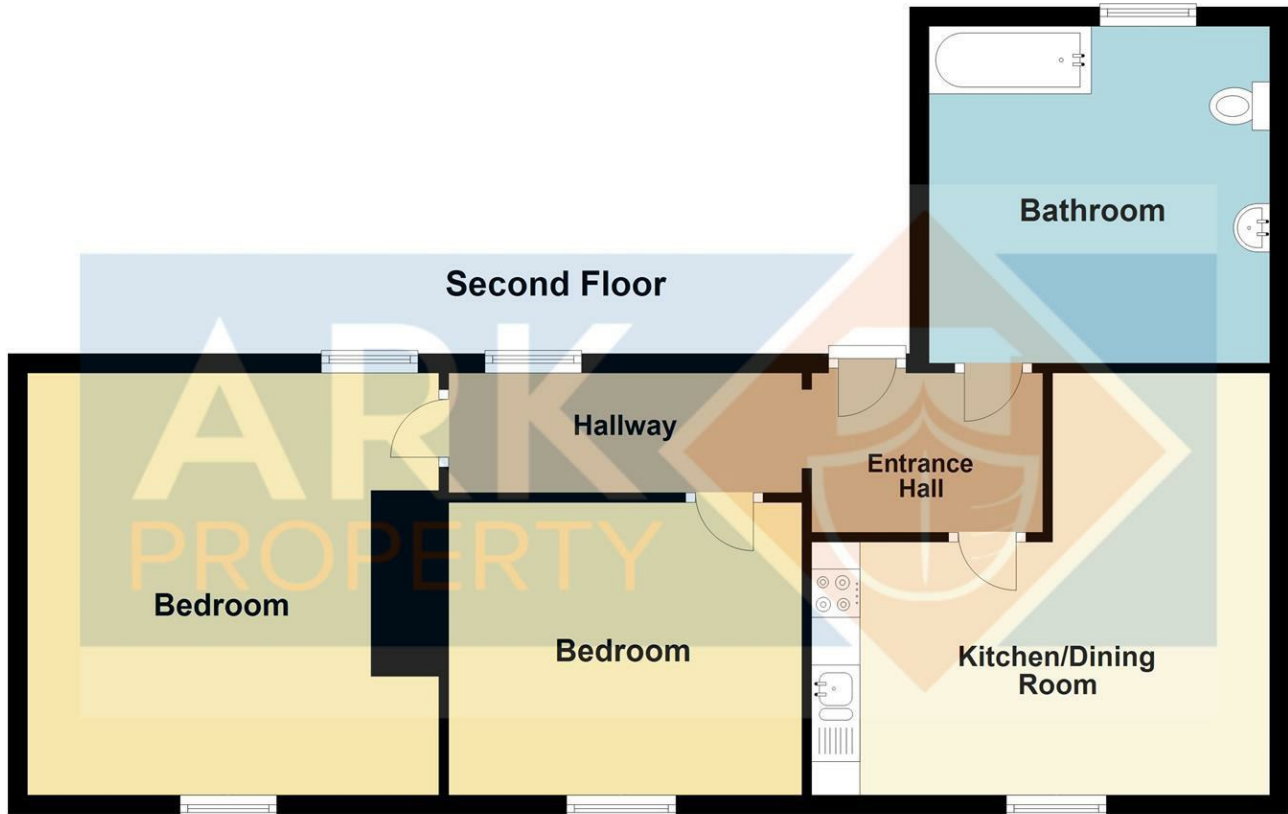
Planning permission: Please refer to South Holland District Council for any relevant planning applications in the area.

Accessibility and adaptations: N/A

Coalfield or mining area: N/A

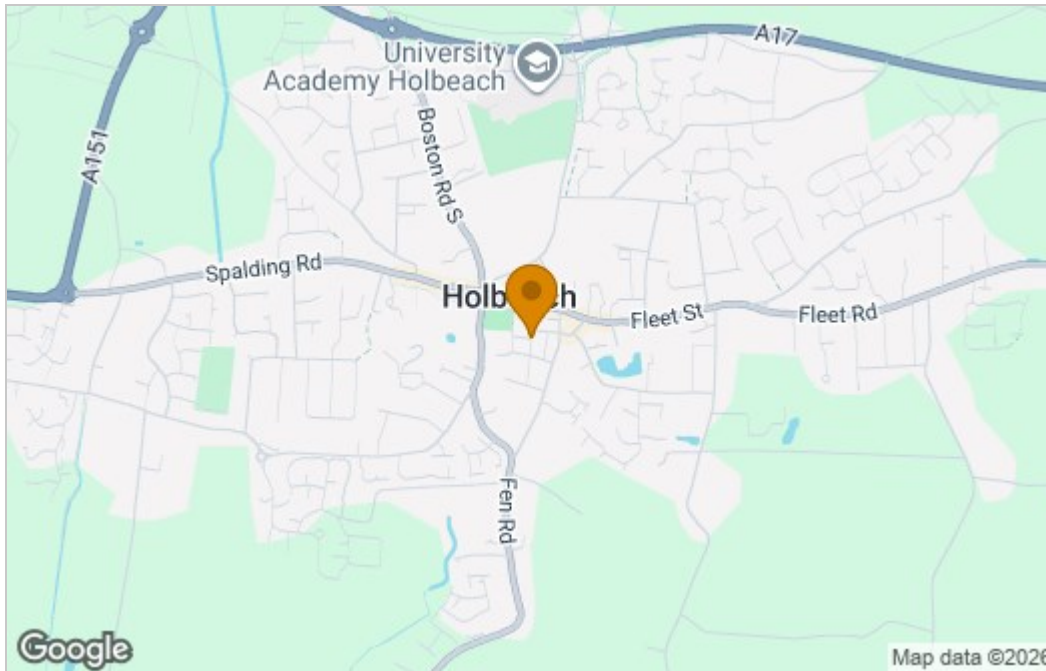
Energy Performance rating: D

Floor Plan



All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part any contract.
Plan produced using PlanUp.

Area Map



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Energy Efficiency Graph

