



7 Victoria Street, Holbeach, PE12 7DJ

£850 Per Calendar Month

We are pleased to offer to let this well presented modern two bedroom property situated in Holbeach Town Centre. Accommodation comprises of a modern kitchen with built in appliances comprising of fridge/freezer, dishwasher and washing machine. Good size lounge, two double bedrooms and a family bathroom. The exterior benefits from a rear courtyard and allocated parking. Available now, £980.76 Deposit, Council Tax Band A.

Entrance Hall

White composite door to front. Lino flooring. Stairs to first floor landing. Thermostat control. Smoke alarm. Door to kitchen/diner and living room. Radiator.

Kitchen 9'4" x 8'2" (2.87m x 2.51m)

Upvc window to front aspect. Splashback. Base and wall units with work surface over. Integrated oven. Gas hob with stainless steel extractor fan over. Stainless steel sink with drainer. Integrated fridge/freezer, washing machine and dishwasher. Vinyl flooring.

Living Room 16'0" x 12'0" (4.88m x 3.66m)



Upvc window and door to rear aspect. Radiator. Carpeted. Television point. Electric feature fireplace. Telephone point.

Landing

Upvc window to front elevation. Carpeted. Smoke alarm. Carpeted stairs. Door to bedrooms and bathroom.

Bedroom One 14'2" x 9'4" (4.32m x 2.87m)



Upvc window to rear elevation. Carpeted. Radiator.

Bedroom Two 9'3" x 7'8" (2.82m x 2.34m)

Upvc window to rear elevation. Carpeted. Radiator.

Bathroom



Upvc window to rear elevation. Extractor fan. Radiator. Vinyl flooring. Wash hand basin. Toilet. Panelled bath with electric shower over and glass shower screen. Part tiled walls.

Garden



To the rear has patio area.

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.

Viewings

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.

Property Postcode

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

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. Rea

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.

Verified Material Information

Council tax band: A

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

Broadband: As stated by Ofcom, Standard, Superfast and Fibre is available

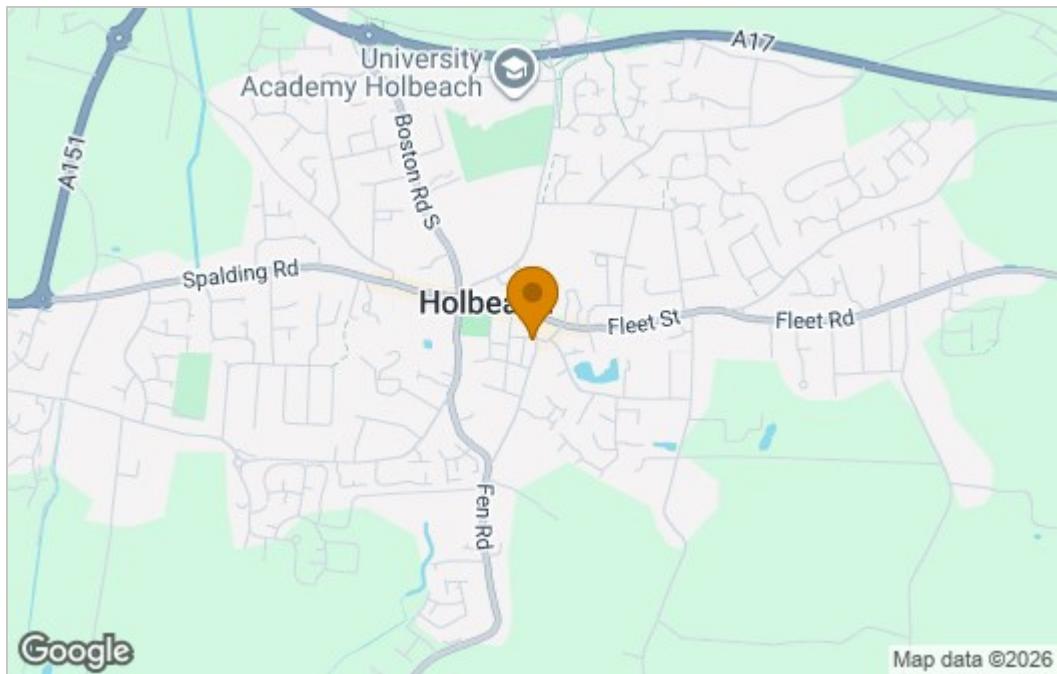
Mobile coverage: As stated by Ofcom, EE, Three & o2 are likely over voice and data and Vodafone are limited over voice and data.

Parking: Allocated parking space

Energy Performance rating: D

Floor Plan

Area Map



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6 New Road, Spalding, Lincolnshire, PE11 1DQ
Tel: 01775 766888 Email: info@arkpropertycentre.co.uk <https://www.arkpropertycentre.co.uk>

Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
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