

**ROBERT  
HALE  
HOMES FOR  
SALE**

Falcon House, Falcon Road,  
Wisbech, Cambs. PE13 1AU

**WISBECH**

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**7 DAYS**

**WISBECH 465222**

**MARCH 652785**

**NAEA NETWORK**

**OVER 1000 OFFICES**



**17, ALBION GRANARY  
NENE QUAY, NENE QUAY  
PE13 1HY**

**THE PROPERTY:** CALLING ALL LANDLORDS!! TWO BEDROOMED THIRD FLOOR FLAT IN TOWN CENTRE LOCATION WITH LOVELY VIEWS OVER THE RIVER  
\* CAR PARKING AREA \* VIEW NOW! NO UPWARD CHAIN!

**THE PRICE:** £59,000 LEASEHOLD EPC BAND C REF.8747

**SELLING? FREE, FREE, VALUATIONS!**

For your own peace of mind, always have an independent survey,  
and always test all systems and appliances!  
Items displayed in photographs may not necessarily be included.



**REF.8747 17, ALBION GRANARY, WISBECH.**

**COUNCIL TAX:**                    **BAND A FENLAND DISTRICT COUNCIL**

**HOW TO GET THERE:**            From the Wisbech town centre roundabout take the exit signed with National Trust Logo, onto Nene Quay. The entrance to Albion Granary is shortly on the left-hand side.

**THE ACCOMMODATION:**        (Dimensions given are approximate only)

**ENTRANCE LOBBY:**                With stairway off to 3<sup>rd</sup> floor.

**ENTRANCE HALL:**                With built in airing cupboard housing hot water cylinder.

**LOUNGE:**                            12' 11" (max) x 9' 6" (max).

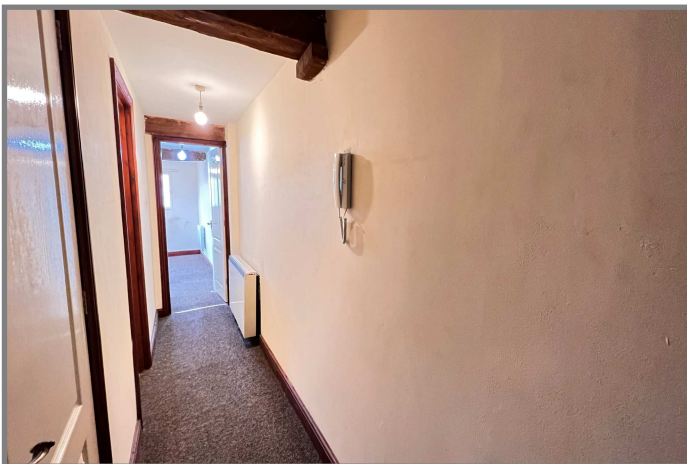
**KITCHEN:**                            9' 8" (max) x 5' (max)

**BATHROOM/W.C.:**                With panelled bath with mixer tap & shower attachment, low level W.C., pedestal wash basin.

**BEDROOM NO 1:**                    13' 2" (max) x 10' 1" (max).

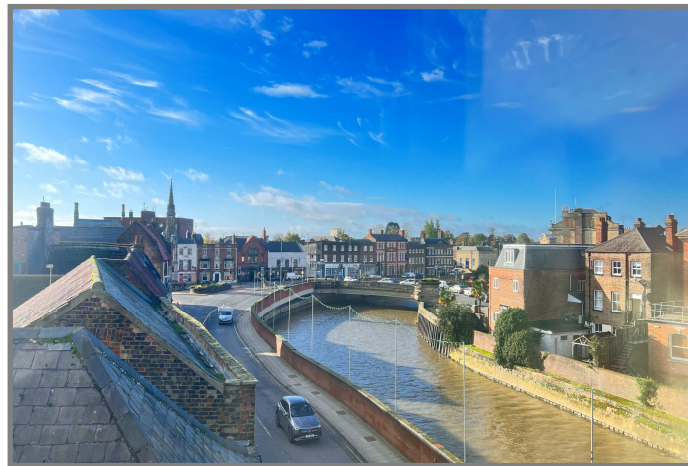
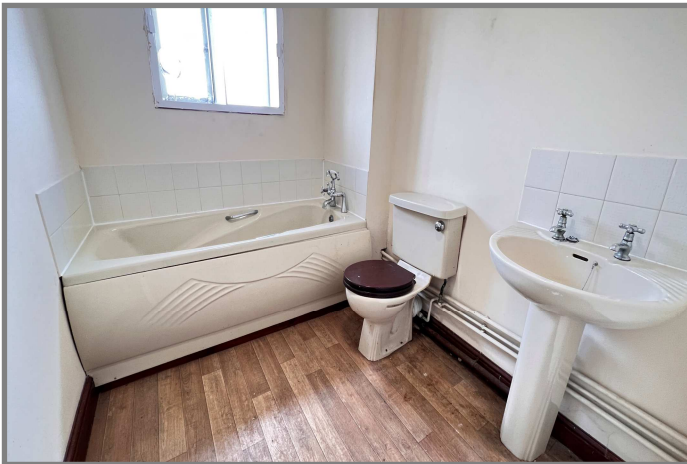
**BEDROOM NO 2:**                    9' 5" (max) x 9' 1" (max)

**OUTSIDE:**                            **CAR PARKING AREA**





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**The view taken from the lounge window.**