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WISBECH

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7 DAYS

WISBECH 465222

MARCH 652785

NAEA NETWORK

OVER 1000 OFFICES



**17, ALBION GRANARY
NENE QUAY, WISBECH
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 3rd 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).

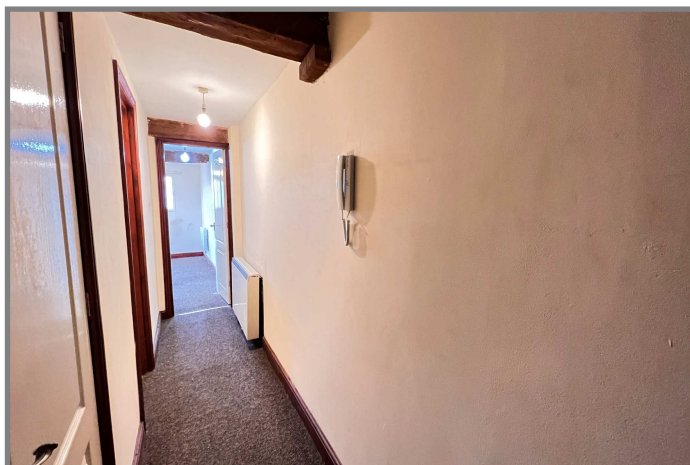
BEDROOM NO 2: 9' 5" (max) x 9' 1" (max)

OUTSIDE: CAR PARKING AREA

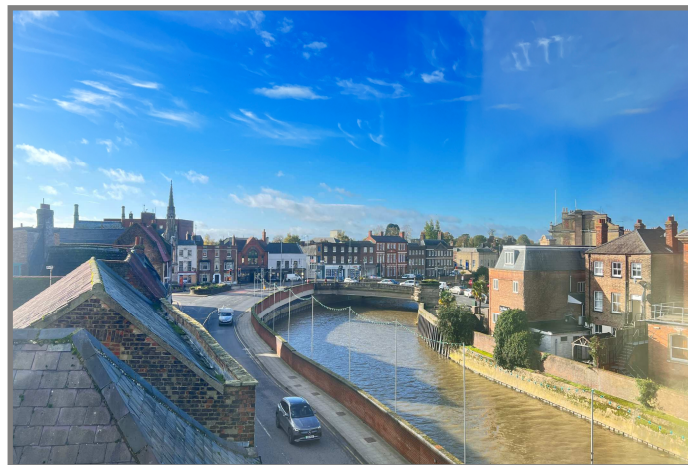
999 years lease from 1987

No Ground Rent

Service Charge (2025) £1,699.36 per annum



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The view taken from the lounge window.