



Falcon House, Falcon Road,  
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**WISBECH**

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**7 DAYS**

**WISBECH 465222**

**MARCH 652785**

**NAEA NETWORK**

**OVER 1000 OFFICES**



**3 CHAPELGATE  
ST PAULS CLOSE  
WISBECH  
PE13 2LL**

**THE PROPERTY:** A MODERN TWO BEDROOMED GROUND FLOOR FLAT FOR THE OVER 55'S AND SITUATED CLOSE TO THE TOWN CENTRE \* FITTED KITCHEN WITH BUILT IN OVEN & HOB \* CAR PARKING AREA TO REAR \* LEASEHOLD FOR 125 YEARS WITH APPROX 91 YEARS UNEXPIRED IN 2025 \* GROUND RENT APPROX £1592 PER ANNUM AS OF JUNE \* IDEAL RETIREMENT \* VIEW QUICKLY!!

**THE PRICE:**

**£89,000**

**FREEHOLD EPC BAND D**

**REF.8969**

**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:8969 3 CHAPELGATE ST PAULS CLOSE WISBECH**

**COUNCIL TAX: BAND B FENLAND DISTRICT COUNCIL**

**HOW TO GET THERE:** From the Wisbech St Peters car park take the Church Terrace exit, turning right into West Street. Then turn second right into St Pauls Close. Chapelgate Court is on the right hand side.

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

**SHARED ENTRANCE LOBBY:**

**LOUNGE/DINER:** 18' 1" (max) x 12' 5" (max) With 2 electric radiators.

**FITTED KITCHEN:** 13' 6" (max) x 7' (max) With built in airing cupboard housing hot & cold water cylinder with twin immersion heater, range of wall cupboards, built in electric oven, built in electric hob, preparation surfaces with drawers & cupboards under, part tiled walls, space/plumbing for washing machine, electric hob hood, inset stainless steel single drainer sink unit with cupboards under.

**INNER HALL:** With walk in understairs cupboard, electric radiator.

**BATHROOM/W.C.:** With panelled bath, pedestal wash basin, low level W.C., part tiled walls.

**BEDROOM NO 1:** 12' 2" (max) x 12' (max) With electric radiator.

**BEDROOM NO 2:** 12' 4" (max) x 7' 5" (max) With electric radiator.

**SMALL SHINGLE GARDEN AREA TO FRONT:**

Brick archway leads to the rear with a small shingle courtyard rear garden plus communal garden area and an OFF ROAD PARKING AREA.



REF. 8969 3, CHAPELGATE, ST PAULS CLOSE, WISBECH

### Chapel Gate Court

