



MAXEY GROUNDS

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01354 607105 or 01945 428825

Residential Lettings

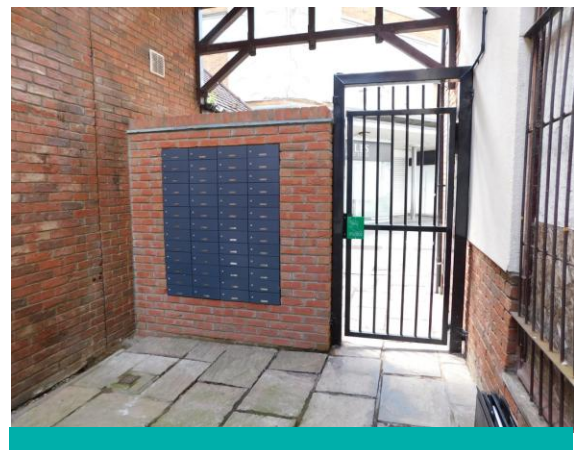
£550 pcm



Ref: M5195-15

15 Church Mews, Wisbech, Cambridgeshire, PE13 1HL

Newly converted Ground Floor Flat within a private gated community. Accommodation including open plan Lounge/Dining/Kitchen, Bedroom and Shower Room. Electric heating. Town centre location. Deposit and rent payable in advance.





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SUMMARY Newly converted Ground Floor Flat within a private gated community. Accommodation including open plan Lounge/Dining/Kitchen, Bedroom and Shower Room. Electric heating. Town centre location. Deposit and rent payable in advance.

ENTRANCE Wooden and glazed panelled front entrance door leading into Open Plan Lounge/Dining/Kitchen.

OPEN PLAN LOUNGE/DINING/KITCHEN 17' 10" x 16' 5" (5.44m x 5m) Lounge Area; Window to front. Electric wall heater. Ceiling pendant light. Wired smoke alarm. Door to Bedroom. Television aerial point. Telephone point. Kitchen Area; Single drainer sink unit with mixer tap over. Range of base units and drawers below with preparation surface over. Matching wall units. Water heater under sink. Integrated oven and hob with extractor hood over. Space for washing machine. Space for tall standing fridge/freezer. Ceiling spot lights.

BEDROOM 15' 10" x 12' 8" (4.83m x 3.86m) (Into recess) Window to rear. Ceiling pendant light. Electric wall heater. Door to En-Suite. Telephone point. Television aerial point. Built in wardrobe.

EN-SUITE SHOWER ROOM 9' 3" x 3' 11" (2.82m x 1.19m) Fully tiled shower cubicle with electric shower, pedestal wash hand basin and low level W.C. Heated towel rail. Ceiling LED light. Extractor fan, window to rear.

OUTSIDE Secure gated communal courtyard.

SERVICES Mains electricity, water and drainage. Heating via electric appliances.

DIRECTIONS From our Wisbech Office proceed on foot diagonally through the Market Place, Church Mews is to the rear of Coral Book Makers off Little Church Street. The grounds floor flats are accessed via communal gates to the front, side or rear.

COUNCIL TAX BAND A -

EPC RATING BAND

PAYMENT OF RENT Payment of rent for this property will be by Standing Order from your bank account. We are not able to accept payments by cash at our offices.

TENANCY DEPOSIT For all accepted tenancies a deposit equivalent to five weeks rent will be required to be paid at the start of the tenancy and will be lodged with either the TDS or DPS unless otherwise stated.

PARTICULARS PREPARED 11th April 2024



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ASK FOR DETAILS OF HOW WE CAN HELP YOU



Agents Note - Maxey Grounds & Co LLP for themselves and all employees and for the Vendors and Lessors of this property for whom they act as Agent give notice that these particulars are a general outline only for guidance, having been prepared in good faith, and do not constitute an offer or contract. Measurements and distances are given as a guide only. We have endeavoured to ensure the information is accurate, but we would urge you to contact the relevant office of Maxey Grounds & Co LLP before travelling any great distance to ensure that your impression of the property is as we intended. The services, appliances and equipment have not been tested and prospective Purchasers/Tenants should satisfy themselves on such matters prior to purchase/lease. No person in the employment of Maxey Grounds & Co LLP has any authority to make or give representation or warranties whatever in relation to the property.