



MAXEY GROUNDS

residential.lettings@maxeygrounds.co.uk

01354 607105 or 01945 428825

Residential Lettings

£750 pcm



Ref: H1596

Flat 17c Market Mews, Horse Fair, Wisbech, Cambridgeshire, PE13 1EJ

TOWN CENTRE FLAT. Accommodation including entrance hallway, open plan living/dining and kitchen, 3 bedrooms and bathroom. Having electric heating and double glazing. Rent and deposit payable in advance. Front image shows entire building.





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COMMUNAL ENTRANCE From the street, and via 3 flights of stairs to the front entrance door.

ENTRANCE HALL Doors leading off to the bedrooms, bathroom and open plan living, airing cupboard, wall mounted electric heater.

OPEN PLAN LIVING/KITCHEN AND DINING

19' 11" x 15' 04" (6.07m x 4.67m) **KITCHEN AREA:** Fitted kitchen including a range of matching wall and base units with worktop surface and matching splashbacks, single drainer stainless steel one and a half bowl sink unit with hot and cold mixer tap, integrated electric oven and hob, canopy style extractor hood, space for washing machine and under worktop fridge. **LIVING/DINING AREA:** 2 wall mounted electric heaters, double glazed windows to the front and side.

BEDROOM ONE 11' x 9' 08" (3.35m x 2.95m) (rear) double glazed windows to side and rear, wall mounted electric heater.

BEDROOM TWO 11' x 9' 08" (3.35m x 2.95m) (rear) double glazed windows to side and rear, wall mounted electric heater.

BEDROOM THREE 8' 02" x 7' (2.49m x 2.13m) Wall mounted electric heater, double glazed window to side.

BATHROOM 7' 04" x 6' 8" (2.24m x 2.03m) Wall mounted electric heater, white suite including low level wc, wash basin with tiled splashback and panel bath with tiled surround, shower and screen over.

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

DIRECTIONS From our Wisbech Office turn right and walk towards the town centre. Once in the town centre bear right and cross the Market Square heading towards Costa where the flat is situated over.

COUNCIL TAX BAND A

EPC RATING BAND E

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 UPDATED 1 October 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.