



MAXEY GROUNDS

residential.lettings@maxeygrounds.co.uk

01354 607105 or 01945 428825

Residential Lettings

£700 pcm



Ref: M5456

**37 John F Kennedy Court, Wisbech,
Cambridgeshire, PE13 2AG**

Second floor flat with balcony. Accommodation including two bedrooms, lounge, kitchen/breakfast room, bathroom. Benefitting from double glazing and gas central heating. Outside store. Brand new kitchen being fitted before the start of new tenancy. Deposit and rent payable in advance.





MAXEY GROUNDS

residential.lettings@maxeygrounds.co.uk

01354 607105 or 01945 428820

Residential Lettings

ENTRANCE HALL Double glazed entrance door, two double glazed windows, radiator, textured ceiling with spotlight, telephone point, coat hooks, cupboard housing meters and fuse box, doors leading to kitchen and lounge.

LOUNGE 15' 11" x 10' 5" (4.85m x 3.18m) Double glazed door to balcony, double glazed window to front, textured ceiling with light, coving, radiator.

KITCHEN/BREAKFAST ROOM 13' 8" x 8' (4.17m x 2.44m) **PLEASE NOTE NEW KITCHEN TO BE FITTED BEFORE THE START OF TENANCY.** Double glazed window to side, fitted gas fired boiler, textured ceiling with spotlights and light, radiator.

BEDROOM ONE 10' 10" x 9' 11" (3.3m x 3.02m) Double glazed window to front, flat ceiling with light, coving, wardrobe cupboard with shelving and hanging rail with light.

BEDROOM TWO 12' 5" (including wardrobe recess) x 8' 11" (3.78m x 2.72m) Double glazed window to side, radiator, textured ceiling with light, two fitted wardrobe cupboards.

BATHROOM Double glazed frosted window, flat ceiling with spotlights, bath with fitted shower, shower screen and tiled splashbacks, low level wc, vanity wash basin with cupboard below and tiled splashbacks, mirrored bathroom cabinet, towel radiator.

SERVICES Mains water, gas and electricity. Mains drainage. Central heating via Gas.

VIEWING Please contact us to arrange a viewing. The Health and Safety of those viewing is the responsibility of the individual undertaking the viewing. Neither the Seller nor the Agent accept any responsibility for damage or injury to persons or property as a result of viewing and parties do so entirely at their own risk.

DIRECTIONS From our March High Street take the second turning at the mini roundabout into Burrowmoor Road and first right into Gaul Road. At the traffic lights at the bottom of Gaul Road turn right onto the A141 Isle of Ely Way and at the roundabout take the second exit. Following signs to Wisbech and at the roundabout take the first turning into Cromwell Road and following this road take a right at the traffic lights into Weasenham Lane and then left onto Elm Road, following this road turn right at the traffic lights into Norwich Road and bear right into Elizabeth Terrace. Then turn right into John F Kennedy Court, where this property can be found on the left handside.

COUNCIL TAX BAND A

EPC RATING D

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 6th May 2025



MAXEY
GROUNDS





MAXEY GROUNDS

march@maxeygrounds.co.uk

01354 607105

Residential Lettings

MAXEY GROUNDS & CO LLP ARE QUALIFIED AND EXPERIENCED CHARTERED SURVEYORS, AUCTIONEERS, VALUERS, LAND & ESTATE AGENTS PROVIDING A PROFESSIONAL SERVICE DEALING WITH RESIDENTIAL, AGRICULTURAL, RETAIL, INDUSTRIAL, OFFICE AND DEVELOPMENT PROPERTY INCLUDING:

- **SALES, LETTINGS AND PURCHASES**
- **VALUATIONS FOR ALL PURPOSES**
- **LOAN VALUATIONS FOR BANKS AND BUILDING SOCIETIES**
- **RENT REVIEWS AND LEASE RENEWALS**
- **PLANNING ADVICE, APPLICATIONS AND APPEALS**
- **RATING AND TAXATION VALUATIONS**
- **COMPENSATION CLAIMS**
- **EXPERT WITNESS REPORTS**
- **AGRICULTURAL SUBSIDY AND ENVIRONMENTAL SCHEMES**

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.