



# MAXEY GROUNDS

[residential.lettings@maxeygrounds.co.uk](mailto:residential.lettings@maxeygrounds.co.uk)

01354 607105 or 01945 428825

Residential Lettings

## £680 pcm



Ref: M5480

**21 Church Mews, Wisbech,  
Cambridgeshire, PE13 1HL**

This first floor flat is located in the town centre within a private gated community. Accommodation includes entrance hall, lounge, kitchen, bedroom and bathroom. Having gas central heating, the property has had a new Kitchen fitted, along being redecorated and rewired in 2025. Rent and deposit payable in advance.





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**COMMUNAL GATED ENTRY** Communal gated stairs lead to the first floor external landing with access to the flat.

**ENTRANCE HALLWAY** Double glazed panel door leads into the Entrance Hall. Doors to Lounge, Bedroom, Bathroom and Kitchen Door to storage cupboard with shelving. Radiator. Electric consumer unit wall mounted.

**KITCHEN** 2.27m x 1.72m (7'5" x 5'7") Single drainer stainless steel sink unit with a mixer tap over, range of base units and drawers below. Preparation surface tiled splashback and matching wall units. Freestanding electric cooker with a extractor canopy over. Vinyl flooring. Double glazed window to front.

**LOUNGE** 4.66m x 3.38m (15'3" x 11'1") Window to rear. Radiator. Door to cupboard housing gas fired boiler serving central heating and domestic hot water. Double door small storage cupboard.

**BEDROOM** 3.66m x 1.9m (12'0" x 6'2") Window to front. Radiator.

**BATHROOM** 2.17m x 1.73m (7'1" x 5'8") Three piece bathroom suite comprising a panel bath with a mixer tap and shower head over, pedestal wash handbasin and low-level WC. Radiator. Vinyl flooring. Extractor fan.

**SERVICES** Mains gas, electricity, water and drainage. Central heating and hot water via gas fired boiler.

**AGENTS NOTE** The property has recently had a new Kitchen fitted, has been redecorated, a boiler service and a new consumer unit, and rewired in 2025.

**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 flats are accessed via communal gates to the front, side or rear.

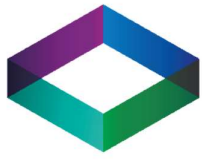
**COUNCIL TAX** BAND A

**EPC RATING** BAND C

**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 June 2025



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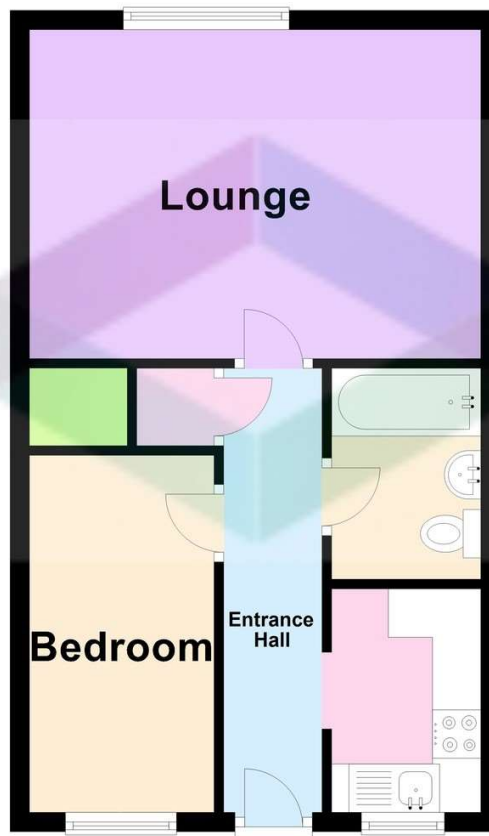
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Residential Lettings

## Church Mews

Approx. 37.2 sq. metres (400.4 sq. feet)



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.