



**MAXEY  
GROUNDS**

residential.lettings@maxeygrounds.co.uk

01354 607105 or 01945 428825

Residential Lettings

**£550 pcm**



Ref: M5195-16

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

Converted Ground Floor Flat in town centre location within a private gated community. Accommodation includes open plan living/dining and kitchen, double bedroom and shower room. Electric heating. Rent and deposit payable in advance.





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**ENTRANCE** Wooden and glazed panelled front entrance door leading into open plan living/dining and kitchen.

**OPEN PLAN LIVING/DINING and KITCHEN** 17' 4" x 15' 3" (5.29m x 4.65m)

Lounge area with window to front and electric heater, door leading to bedroom. Fitted kitchen includes a range of matching wall and base units with worktop surfaces, integrated oven and hob with splashback, canopy style extractor, stainless steel single drainer sink unit, space for washing machine and upright fridge/freezer, inset spot lighting to ceiling.

**BEDROOM** 13' 2" x 10' 1" (4.03m max x 3.08m) Window to rear and built in wardrobe cupboard, electric heater, door leading to:

**EN-SUITE SHOWER ROOM** 10' 0" x 3' 11" (3.06m x 1.21m) Having tiled shower cubicle with electric shower, pedestal wash hand basin and low level W.C., heated upright towel radiator, extractor fan.

**OUTSIDE** Secure gated communal courtyard.

**SERVICES** Mains water, electricity, 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.

**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.

**COUNCIL TAX** BAND A

**EPC RATING** BAND E

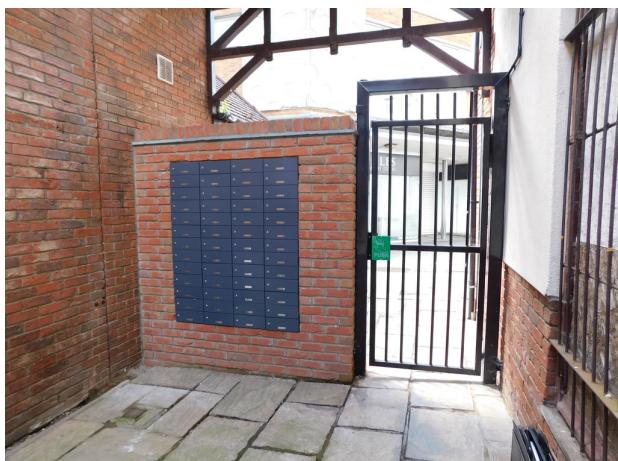
**PAYMENT OF RENT** Payment of rent for this property will be by Standing Order from your bank account. We are not able to accept payments by cash at our offices.

**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** 30 January 2026



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- **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**
- **LICENSED PROPERTY AND PUBLIC HOUSE TRANSFER VALUATIONS**

**ASK FOR DETAILS OF HOW WE CAN HELP YOU**



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Offices at March and Wisbech

[www.maxeygrounds.co.uk](http://www.maxeygrounds.co.uk)