



# MAXEY GROUNDS

residential.lettings@maxeygrounds.co.uk

01354 607105 or 01945 428825

Residential Lettings

## £600 pcm



Ref: M5305

**Flat 5, Chapel Gate Court, St. Pauls Close,  
Wisbech, Cambridgeshire, PE13 2LL**

PURPOSE BUILT PROPERTY FOR OCCUPIERS AGE 57 YEARS OF AGE AND OVER. Top floor flat situated within a short distance of the town centre with accommodation including lounge, kitchen, 2 bedrooms and bathroom. Electric heating. Rent and deposit payable in advance.





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**ENTRANCE HALL** Under-stairs cupboard, electric heater.

**LOUNGE** 12' 05" x 10' 0" (3.78m x 3.05m)  
Double glazed window to front, electric heater.

**KITCHEN** 14' 04" x 7' 11" (4.37m x 2.41m)  
Fitted with a range of matching wall and base units with worktop surfaces and tiled splashbacks, single drainer stainless steel sink unit, built-in electric hob and oven, extractor hood, space and plumbing for automatic washing machine, space for fridge/freezer. 2 Sealed unit double glazed window to rear.

**STAIRS AND LANDING** Airing cupboard.

**BEDROOM 1** 14' 03" x 10' 00" (4.34m x 3.05m) Double glazed window to front, electric heater.

**BEDROOM 2** 8' 10" x 7' 11" (2.69m x 2.41m)  
Double glazed skylight, electric heater.

**BATHROOM** 11' 00" x 5' 01" (3.35m x 1.55m)  
Low level wc, pedestal wash basin and bath, tiled splashbacks, double glazed skylight.

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

**DIRECTIONS** Take the A1101 south dual carriageway (Churchill Road) out of town. At the fourth set of traffic lights turn right into Elm Road and then right into West Street. St Pauls Close is on the left hand side. The property can be found on the right hand side.

**COUNCIL TAX** BAND B

**EPC RATING** BAND 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** 4th July 2024



MAXEY  
GROUNDS





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- 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
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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.