



MAXEY GROUNDS

DRAFT PARTICULARS

residential.sales@maxeysgrounds.co.uk

01945 428820

Residential Sales

£75,000



IMAGE SHOWS GENERAL VIEW

Ref: R1016/17

17 Church Mews, Wisbech, Cambridgeshire PE13 1HL

Newly converted Ground Floor Flat to include Brand New Fittings, Kitchen and Shower Room in the newly fully gated and secure Church Mews. Open Plan Lounge/Diner/Kitchen, Double Bedroom and Shower Room. No Upward Chain. Ideal Buy to Let Investment or First Purchase. Town centre location.



IMAGE SHOWS FLAT 2



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ENTRANCE Wooden and glazed panelled front entrance door leading into Open Plan Lounge/Kitchen.

OPEN PLAN LOUNGE/DINER/KITCHEN

19' 0" x 15' 3" (5.80m x 4.67m) Lounge Area; Window to front. Electric wall heater. Ceiling pendant light. Wired smoke alarm. Door to Bedroom. Television aerial point. Telephone point. Kitchen Area; Single drainer sink unit with mixer tap over. Range of base units and drawers below with preparation surface over. Matching wall units. Water heater under sink. Integrated oven and hob with extractor hood over. Space for washing machine. Space for tall standing fridge/freezer. Ceiling spot lights.

BEDROOM 11' 5" x 9' 10" (3.49m x 3.00m) Window to rear. Ceiling pendant light. Electric wall heater. Door to En-Suite. Telephone point. Television aerial point.

EN-SUITE SHOWER ROOM 11' 6" x 3' 10" (3.51m x 1.19m) Fully tiled shower cubicle with electric shower, pedestal wash hand basin and low level W.C. Heated towel rail. Ceiling LED light. Extractor fan.

OUTSIDE Secure gated communal courtyard.

LEASE Lease runs until 24/12/2176
Ground rent £25pa
Service/Maintenance Charge £900pa

SERVICES Mains electricity, water and drainage.

VIEWING Strictly by appointment with Maxey Grounds.

POSSESSION Vacant possession upon completion.

PHOTOS Images displayed show Flat 2 and are for example only.

DIRECTIONS From our 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.

COUNCIL TAX BAND A

EPC RATING BAND TBC

PARTICULARS PREPARED 7th April 2022



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