



Turnpike Court, Norwich Road, Wisbech, PE13 3LX

Welcome to

Turnpike Court, Norwich Road, Wisbech

This ground floor flat is available to the market with no onward chain. In brief, the accommodation comprises of communal Entrance Hall, open plan Kitchen / Lounge area, double Bedroom and En-Suite Shower room. Outside there is communal parking area.





Communal Entrance Hall

Lounge/kitchen Area

10' 5" x 16' 11" maximum (3.17m x 5.16m maximum)

Bedroom

9' x 13' 3" (2.74m x 4.04m)

Shower Room

8' x 5' 8" plus door recess (2.44m x 1.73m plus door recess)

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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- Tenure: Leasehold EPC Rating: E
Council Tax Band: A Service Charge: 1102.98
Ground Rent: Ask Agent

£65,000

From the Wisbech Freedom Bridge roundabout take the A1101 signposted Downham Market. At the third set of traffic lights turn left into Norwich Road. Continue along and at the mini roundabout proceed straight on. Follow the road round the bends and turn left into Turnpike Court.



Please note the marker reflects the
postcode not the actual property

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 1992. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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