



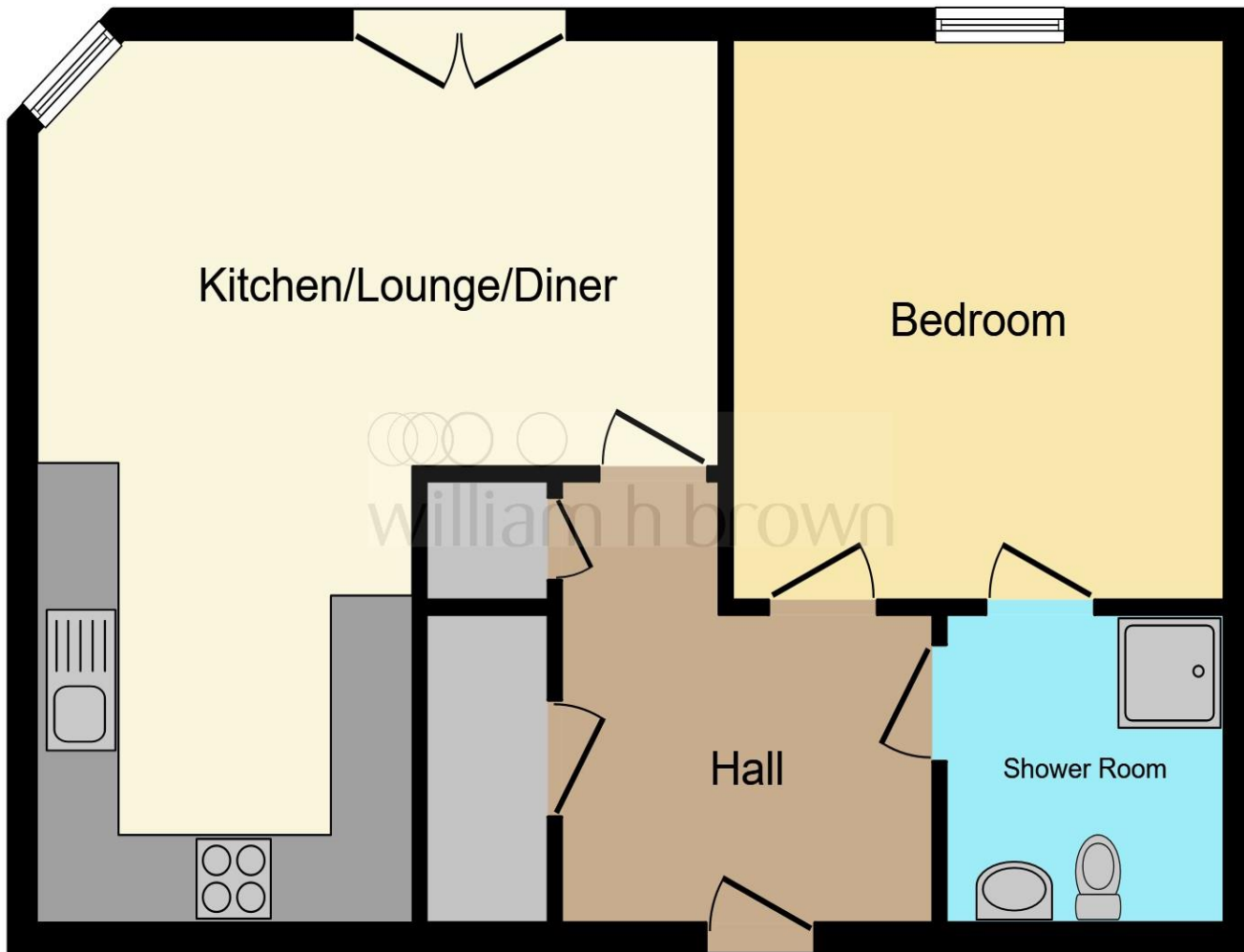
Edina Court Harecroft Road, Wisbech PE13 1RL

Welcome to

Edina Court Harecroft Road, Wisbech

LOOKING FOR A RETIREMENT APARTMENT? How about this beautifully presented, ground floor apartment, located in the Market Town of Wisbech, offered for sale with NO FORWARD CHAIN! This spacious home offers a large accessible entrance hall, open plan lounge / kitchen that also features built in appliances, a generous double bedroom and a wet room with Jack & Jill entrances. There are 2 large storage cupboards and a view over the communal garden. There is also communal parking to the front of the development. The complex is for the over 60's and offers completely individual properties, with the added reassurance of assisted living should this be required. There are communal areas including a reading room, communal living area, laundry room and even a cafe! The apartments are about 1/2 mile to the town centre and are available to view TODAY!





Entrance Hall

Lounge / Kitchen

19' 10" x 16' 5" Max (6.05m x 5.00m Max)

Bedroom 1

12' 9" x 11' 10" (3.89m x 3.61m)

Wet Room

7' 8" x 6' 8" (2.34m x 2.03m)

Communal Gardens

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.

Welcome to

Edina Court Harecroft Road, Wisbech

- NO FORWARD CHAIN
- OVER 60'S RETIREMENT COMPLEX
- 1 Generous Double Bedroom
- Ensuite Jack & Jill Wet Room
- Open Plan Lounge / Kitchen

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£120,000



Directions to this property:

From the Wisbech Freedom Bridge roundabout, go over the bridge and turn immediately left into the Old Market. Continue along bearing right into Harecroft Road where Edina Court is on the left hand side.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB125591



Property Ref:
WSB125591 - 0004

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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