



Corporation Road, Wisbech PE13 2SD

Welcome to

Corporation Road, Wisbech

Luxury First floor apartment ideal for those looking for a first time or investment purchase, ideally situated close to a range of local amenities. Viewing highly advised to appreciate the space and high specification finish on offer in this truly unique offering, The apartment comprises a stylish open-plan living space, seamlessly blending the kitchen, dining, and lounge area-perfect for modern lifestyles. Off the hallway is a cloakroom, Two well-proportioned double bedrooms, both featuring private en-suite bathrooms. Benefits from internal ground floor storage/bike store. The property is one of only two being offered for sale and both will be sold with newly created leasehold titles and each purchase obtaining a 50% share of the freehold.





First Floor

Kitchen / Diner / Kitchen

21' 8" approx x 15' 5" approx (6.60m approx x 4.70m approx)

Bedroom One

14' 8" approx x 11' 3" approx (4.47m approx x 3.43m approx)

En-Suite

Bedroom Two

11' 2" approx x 7' 9" approx (3.40m approx x 2.36m approx)

En-Suite

Separate Cloakroom

Agents Note:

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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Welcome to

Corporation Road, Wisbech

- Spacious 2 Bed Apartment
- First Floor
- Open Plan Kitchen/Living area
- Two en suites and Cloakroom
- Ideal first time or investment Purchase
- Leasehold with share of Freehold

Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£140,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB127392



Property Ref:
WSB127392 - 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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