



Nene Quay, Wisbech, PE13 1AQ

Welcome to

Nene Quay, Wisbech

Block of 3 Flats located in the heart of Wisbech overlooking the River Nene, ideally situated for access into the town centre with a range of amenities and transport links nearby. Excellent investment opportunity with the all flats being offered with Tenants in situ.

Flat 1 Current EPC - 69(C) / Potential - 78(C) / Tax Band - A / Current Rental Income: £750 pcm

Flat 2 Current EPC - 65(D) / Potential - 72(C) / Tax Band - A / Current Rental Income: £450 pcm

Flat 3 Current EPC - 55(D) / Potential - 77(C) / Tax Band - A / Current Rental Income: £375 pcm



Flat 1

Hall

Lounge

13' 10" max x 13' (4.22m max x 3.96m)

Bathroom

6' x 6' 2" (1.83m x 1.88m)

Bedroom One

13' 6" x 9' 11" (4.11m x 3.02m)

Bedroom Two

14' 7" x 10' 6" (4.45m x 3.20m)

Bedroom Three

13' 2" x 7' 5" (4.01m x 2.26m)

Flat 2

Kitchen

7' 7" x 6' 6" (2.31m x 1.98m)

Lounge

14' 7" x 10' 7" max (4.45m x 3.23m max)

Bedroom

14' 4" x 10' 2" (4.37m x 3.10m)

W/C

4' 9" x 5' 3" (1.45m x 1.60m)

Shower Room

7' 6" x 2' 7" (2.29m x 0.79m)

Flat 3

Open Plan Living

19' 9" x 12' 9" (6.02m x 3.89m)

Shower Room

5' 11" x 4' 8" (1.80m x 1.42m)

Agents Note:

The vendor is selling the Freehold title which contains three flats. The flats are not held on separate leasehold titles. Each flat has an existing tenant. Please make enquires with the branch and seek guidance in respect of any lending requirements and take guidance from your conveyancer for this type of purchase to ensure it meets your needs and timeframes involved. Please refer to individual descriptions for confirmation of EPC ratings and Council Tax Bands associated with each.

Agents Note:

'Heating to 2 of the flats is served by gas and the other by electric. Please contact the branch for more details'

Welcome to

Nene Quay, Wisbech

- Close to the Town Centre
- Investment Opportunity
- 3 x Flats with Tenants in Situ
- 3 Bed / 1 Bed / Studio
- Amenities and Transport Links Nearby

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£140,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128020



Property Ref:
WSB128020 - 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.



william h brown



01945 464451



Wisbech@williamhbrown.co.uk



20 High Street, WISBECH, Cambridgeshire,
PE13 1DE



williamhbrown.co.uk