



Anchor View West Parade, Wisbech PE13 1QD

Welcome to

Anchor View West Parade, Wisbech

CALLING ALL INVESTORS AND FIRST TIME BUYERS! Situated just a short walk from the town centre, and overlooking the river Nene, this one bedroom flat is being offered with no onward chain. The accommodation comprises an entrance hall, lounge/kitchen, double bedroom and a bathroom.





Floor Plan

Entrance Hall

Lounge/Kitchen

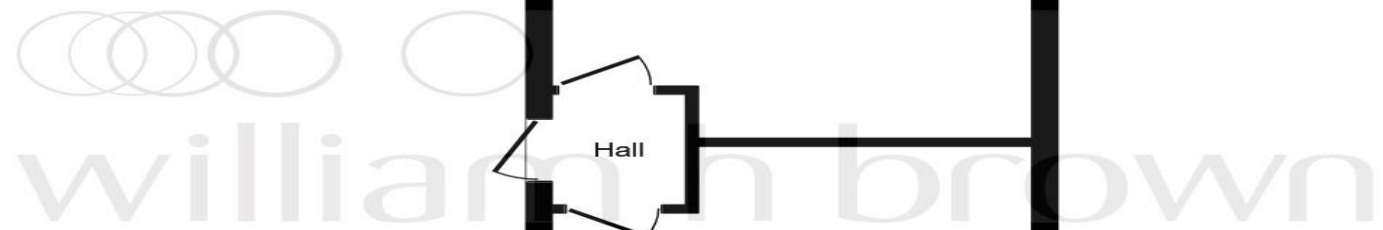
18' 1" maximum x 13' 1" maximum (5.51m maximum x 3.99m maximum)

Bedroom

14' 11" maximum x 11' 5" maximum (4.55m maximum x 3.48m maximum)

Bathroom

5' 9" x 6' 6" (1.75m x 1.98m)



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- First floor leasehold flat
- One double bedroom
- Lounge/kitchen
- Close to town
- No chain

Tenure: Leasehold EPC Rating: D

offers in excess of

£50,000

Directions to this property:

From the Freedom Bridge roundabout, take the A1101 towards Leverington and take the first right on to West Parade where the property can be found on the left hand side.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB116913

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



Property Ref:
WSB116913 - 0014

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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