



£700 Per annum

Flat 4 2 Orange Grove, Wisbech, Cambridgeshire, PE13 2LJ

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Welcome to Studio 4, located at 2 Orange Grove in the charming town of Wisbech. This delightful studio apartment offers a cosy living space perfect for those seeking a convenient town centre location.

Upon entering, you are greeted by a well-proportioned reception room that can easily be transformed to suit your lifestyle needs. The property boasts a modern bathroom, adding a touch of luxury to your everyday routine.

Ideal for individuals or couples, this furnished studio provides a comfortable and stylish living environment. Additionally, the option for secure parking, though at an additional cost, ensures peace of mind for your vehicle.

Don't miss out on the opportunity to make this studio apartment your new home. With its prime location, comfortable furnishings, and secure parking option, this property is a gem waiting to be discovered. Contact us

## Disclaimer

Permitted charges in accordance with the Tenant Fee Act 2019

For Assured Shorthold Tenancies

Holding Fee: equal to 1 weeks rent

Deposit: equal to 5 weeks rent if annual rent is less than £50,000 or equal to 6 weeks rent where the total annual rent is more than £50,000

Tenancy Agreement update (during the term): £50

Interest on late rent (more than 14 days overdue): 3% over the Bank of England base rate

For Non-Housing Act Tenancies:

Application Fee: £375

Renewal/Extension Fee: £175

Tenancy Agreement update (during the term): £50

Interest on late rent (more than 14 days overdue): 3% over the Bank of England base rate

Property Redress Scheme:

Member No: PRS009663

## Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

## Directions

