



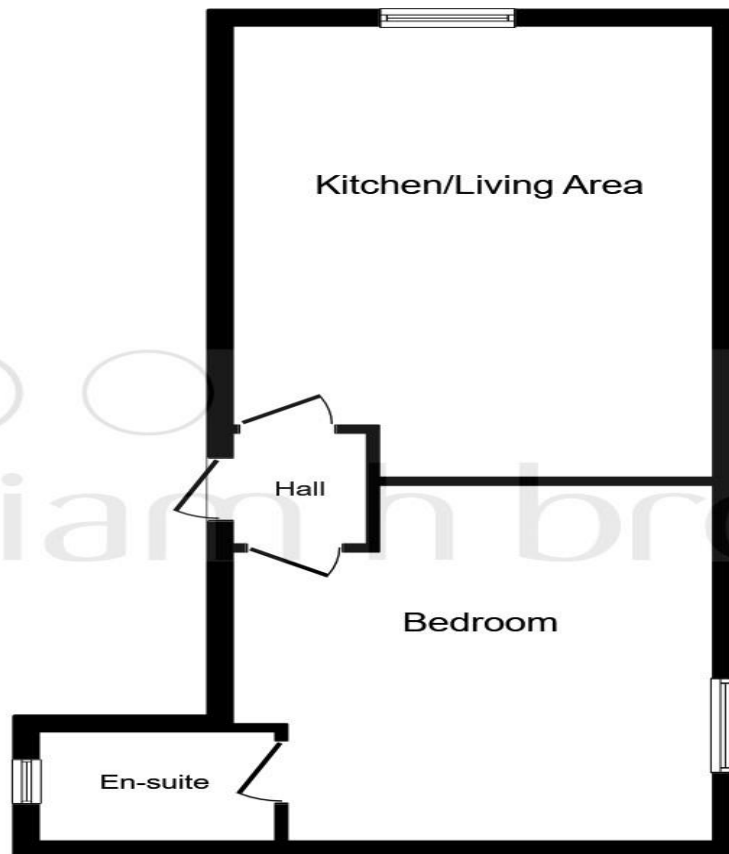
Anchor View West Parade, Wisbech PE13 1QD

Welcome to

Anchor View West Parade, Wisbech

Enjoying a prime riverside position within walking distance of the town centre, this ground floor flat offers stylish, low-maintenance living with views over the River Nene and the added benefit of no onward chain. The accommodation has been refurbished throughout, beginning with a refitted open plan lounge/kitchen area that creates a sociable, contemporary space ideal for modern living. New flooring throughout enhances the fresh, cohesive feel of the property. The double bedroom is complemented by a refitted en-suite shower room, finished to a modern standard and designed for comfort and convenience. Positioned on the ground floor, the flat offers easy access while retaining a peaceful outlook across the river-perfect for relaxed mornings and evening walks along the waterside. An excellent opportunity for those seeking a smart first purchase, a lock-up-and-leave home, or an investment in a central, well-connected location.





Floor Plan

Communal Entrance

Entrance Hall

Lounge/Kitchen Area

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)

Shower Room

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

Agents Note:

'Heating to the property is served by Electric. Please contact the branch for more details'

This plan is for illustration purposes only and may not be representative of the property.
Plan not to scale.

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Welcome to

Anchor View West Parade, Wisbech

- Ground floor leasehold flat
- One double bedroom
- Refitted kitchen and shower room
- Close to town
- No onward chain

Tenure: Leasehold EPC Rating: E

Council Tax Band: A Service Charge: 1000.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£62,500



view this property online williamhbrown.co.uk/Property/WSB128120



Property Ref:
WSB128120 - 0002

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.

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



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