



**MAXEY  
GROUNDS**

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**Residential Lettings**

**£625 pcm**

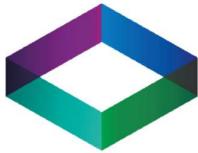


Ref: M5108/7

**Flat 7, Castle Mews, Wisbech,  
Cambridgeshire, PE13 1HD**

Flat 7 - Converted first floor Apartment in Town Centre Location with spacious accommodation offering open plan Lounge/Kitchen/Diner, Double Bedroom and Bathroom. Electric Heating. Secure gated entrance. Rent and deposit payable in advance.





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**COMMUNAL ENTRANCE HALL** Communal front entrance door leading to the entrance hallway with doors leading to flat 5, 7 and 9.

**MAIN ENTRANCE** Wooden panelled front entrance door leading to the open living space.

**OPEN PLAN LIVING SPACE** 30' 3" x 17' 2" (9.24m x 5.24m) Maximum measurements L-shaped. Kitchen area: Stainless steel single drainer sink unit with mixer tap over. Range of base units and drawers below, preparation surface. Matching wall units. Integrated electric oven and four ring hob with extractor canopy over. Space and facilities for washing machine. Space for tall standing fridge/freezer. Ceiling spotlights. Ceiling light tunnel. Extractor fan. Laminate flooring. Dining area: Wall mounted electric consumer units. Telecom entry system. Laminate flooring. Ceiling light tunnel. Door to Bathroom. Lounge area: Double glazed window to front with safety rail. Television aerial point. Telephone point. Electric heater. Door to Bedroom.

**BEDROOM** 13' 3" x 8' 8" (4.05m x 2.65m) Double glazed window to front with safety rail. Television aerial point. Wall mounted electric heater.

**BATHROOM** 7' 8" x 6' 7" (2.34m x 2.02m) Maximum measurements. Three piece bathroom suite comprising panelled bath with electric shower and shower screen over, pedestal wash hand basin and low-level flush WC. Tiled splashbacks. Heated towel rail. Laminate flooring. Ceiling light tunnel. Extractor fan.

**OUTSIDE** Secure gated entrance leads to communal walkway. Mail boxes. Stairs leading to the shared first floor roof top terrace. The terrace is shared between four flats.

**SERVICES** Mains electricity, water and drainage.

**VIEWING** Please contact us to arrange a viewing. The Health and Safety of those viewing is the responsibility of the individual undertaking the viewing. Neither the Seller nor the Agent accept any responsibility for damage or injury to persons or property as a result of viewing and parties do so entirely at their own risk.

**DIRECTIONS** Within walking distance, from our Wisbech Office turn right and then bear right walking towards the town centre, Castle Mews is the 2nd turning on the left.

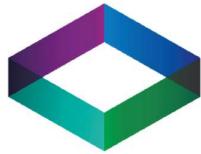
**COUNCIL TAX** BAND A

**EPC RATING** BAND D

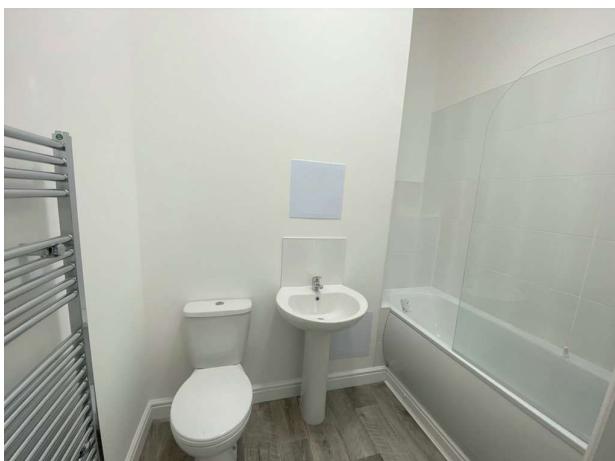
**PAYMENT OF RENT** Payment of rent for this property will be by Standing Order from your bank account. We are not able to accept payments by cash at our offices.

**TENANCY DEPOSIT** For all accepted tenancies a deposit equivalent to five weeks rent will be required to be paid at the start of the tenancy and will be lodged with either the TDS or DPS unless otherwise stated.

**PARTICULARS UPDATED** 1 December 2025



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- **SALES, LETTINGS AND PURCHASES**
- **VALUATIONS FOR ALL PURPOSES**
- **LOAN VALUATIONS FOR BANKS AND BUILDING SOCIETIES**
- **RENT REVIEWS AND LEASE RENEWALS**
- **PLANNING ADVICE, APPLICATIONS AND APPEALS**
- **RATING AND TAXATION VALUATIONS**
- **COMPENSATION CLAIMS**
- **EXPERT WITNESS REPORTS**
- **AGRICULTURAL SUBSIDY AND ENVIRONMENTAL SCHEMES**
- **LICENSED PROPERTY AND PUBLIC HOUSE TRANSFER VALUATIONS**

**ASK FOR DETAILS OF HOW WE CAN HELP YOU**



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We would suggest you contact the office before travelling any distance to ensure the property is still available and that your impression of the property is as we intended.

Offices at March and Wisbech

[www.maxeygrounds.co.uk](http://www.maxeygrounds.co.uk)