

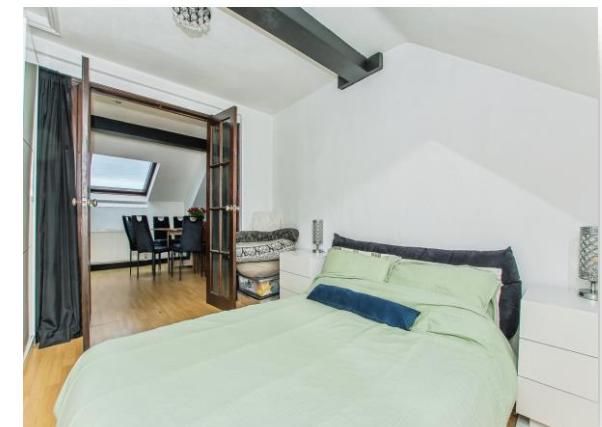


Albion Granary, Nene Quay Wisbech PE13 1HY

Welcome to

Albion Granary, Nene Quay Wisbech

Lease Term of Lease 999 years from 25 Jun 1987. 960 years remaining on this one-bedroom loft apartment in the heart of Wisbech. This beautifully presented one-bedroom loft apartment offers spacious living in a convenient town centre location in Wisbech. The property features a bright and generous 25ft open plan lounge/diner, perfect for relaxing or entertaining, with open access to a fitted kitchen that provides ample storage and workspace. There's also a comfortable 11ft bedroom and a well-sized bathroom equipped with a bath, WC, and wash basin. Additional benefits include communal parking, Velux windows throughout, gas central heating, and valuable storage space in the loft. This apartment is situated in a quiet area, with neighbours only on one wall and below, ensuring a peaceful living environment. Enjoy lovely river views that add to the charm of this home. Located just a short walk from local shops, restaurants, and transport links, this home provides a fantastic balance of comfort and convenience. It is ideal as a first step on the property ladder or a smart addition to an investment portfolio. Viewing is highly recommended!





Lounge/Diner

11' 2" max x 25' 1" max (3.40m max x 7.65m max)

Kitchen

11' 3" x 9' 1" (3.43m x 2.77m)

Bedroom

11' 2" x 9' 3" (3.40m x 2.82m)

Bathroom

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Welcome to

Albion Granary, Nene Quay Wisbech

- One-bedroom flat in the heart of Wisbech
- Spacious 25ft lounge/diner
- Fitted kitchen with good storage
- 11ft bedroom and modern bathroom
- Communal parking area
- Central location close to shops, amenities, and transport
- Ideal first-time buy or investment

Tenure: Leasehold EPC Rating: F

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 1413.88

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Jun 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£72,000



view this property online williamhbrown.co.uk/Property/WSB127883

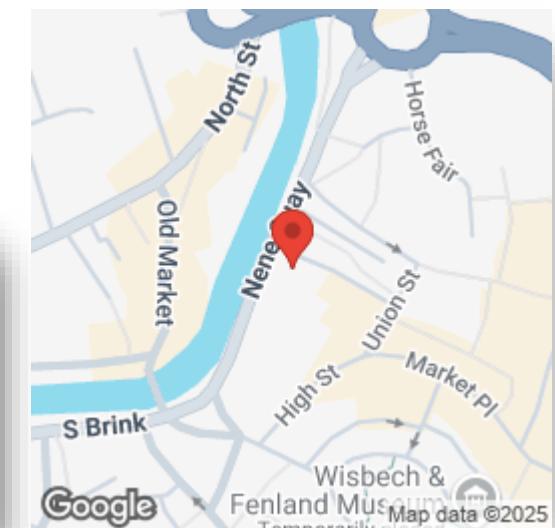
1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements 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.



Property Ref:
WSB127883 - 0004

Directions to this property:

The property is situated a short walk from our town centre offices. Please call us for more information.



Please note the marker reflects the postcode not the actual property



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