



Church Mews, Wisbech PE13 1HL

Welcome to

Church Mews, Wisbech

AN EXCELLENT OPPORTUNITY FOR INVESTORS AND OWNER-OCCUPIERS ALIKE. Situated in Wisbech town centre, this well-presented flat occupies a second-floor position and provides bright, well-proportioned accommodation throughout. The property comprises three bedrooms and an impressive 22-foot lounge, offering flexible living and dining space suitable for families, sharers or professional tenants. For owner-occupiers, the flat benefits from a fully refurbished bathroom and a newly installed boiler ensuring modern comfort, reduced running costs and peace of mind. The generous room sizes and central location make it an ideal long-term comfortable home. For investors, this property presents an excellent opportunity to achieve a strong gross yield of approximately 9% per annum. The recent upgrades significantly enhance rental appeal and minimise future expenditure, while the exceptional lease length of over 900 years remaining offers outstanding long-term security and value, making this an ideal addition to any property portfolio. The flat represents an attractive investment opportunity, while also being perfectly suited to an owner-occupier. Offered to the market with no onward chain, this property allows for a straightforward and hassle-free purchase.





Communal Entrance Lobby

Entrance Hall

Kitchen

7' 4" x 8' 3" (2.24m x 2.51m)

Utility Area

3' 1" x 7' 9" (0.94m x 2.36m)

Lounge/Dining Room

16' x 22' 8" maximum (4.88m x 6.91m maximum)

Bedroom One

12' 1" x 9' 6" (3.68m x 2.90m)

Bedroom Two

11' 10" excluding wardobes x 7' 11" (3.61m excluding wardobes x 2.41m)

Bedroom Three

8' 3" x 9' 8" (2.51m x 2.95m)

Bathroom

8' 6" x 8' 3" (2.59m x 2.51m)

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

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- Second floor purpose-built leasehold flat
- Three bedrooms
- 22' lounge
- Town centre location
- No onward chain

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1700.00

Ground Rent: 25.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Dec 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£80,000



Directions to this property:

From Wisbech Freedom Bridge roundabout take the A1101 signposted Downham Market and at the second set of traffic lights, turn right and then take the second right onto Church Terrace. Take the next right into Little Church Street where the access to Church Mews is on the right hand side.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB120521



Property Ref:
WSB120521 - 0011

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.

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