



Brancaster Court, Staithe Road, Wisbech PE13 3TN

Welcome to

Brancaster Court Staith Road, Wisbech

Located in Brancaster Court, Staith Road, Wisbech, this 1-bedroom first-floor flat offers a fantastic opportunity for first-time buyers, investors, or those seeking a low-maintenance home. With a practical layout, this property provides comfortable living in a well-connected location. Inside, the open-plan kitchen/lounge creates a bright and airy space. The well-sized bedroom offers a peaceful retreat, while the bathroom is fitted with a shower, toilet, and hand basin for convenience. This property is leasehold, with an annual service charge of £1,232.03, reviewed on 31/12/2025. Situated close to local amenities, transport links, and shops, this flat is ideal for those looking for affordable living in Wisbech.





Entrance Hall

Kitchen / Living Room

19' 1" x 10' 3" (5.82m x 3.12m)

Bedroom

13' 1" x 9' 2" (3.99m x 2.79m)

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

Brancaster Court Staithes Road, Wisbech

- 1 Bedroom First Floor Flat
- Open plan living room and lounge
- Well connected location close to transport and amenities
- Ideal property for first time buyers or investors
- Viewings 7 days a week

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1232.03

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

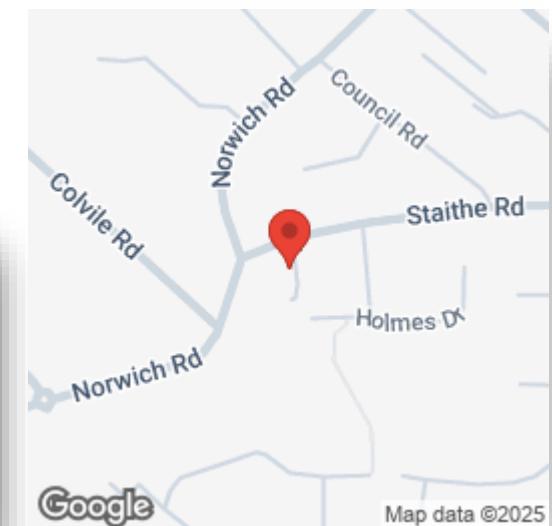
£45,000



view this property online williamhbrown.co.uk/Property/WSB127109

Directions to this property:

From the Wisbech Freedom Bridge roundabout take the A1101 signposted Downham Market. At the third set of traffic lights turn left into Norwich Road. Continue along and at the mini roundabout proceed straight on. Follow the road round the bends and turn right into Staithes Road.



Please note the marker reflects the postcode not the actual property



Property Ref:
WSB127109 - 0007

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



01945 464451



Wisbech@williamhbrown.co.uk



20 High Street, WISBECH, Cambridgeshire,
PE13 1DE



williamhbrown.co.uk