



MAXEY GROUNDS

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Residential Lettings

£575 pcm



GENERAL VIEW

Ref: M5108

Flat 9, Castle Mews, Wisbech, Cambridgeshire PE13 1HD

Converted first floor apartment situated in the town centre. Accommodation includes entry to open plan lounge/kitchen/dining, double bedroom and bathroom. Having electric heating and double glazing and benefitting from 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 flats 5, 7 and 9.

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

OPEN PLAN LIVING SPACE 25' 5" x 15' 11" (7.75m x 4.86m) 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 unit. Wall mounted electric heater. Ceiling light tunnel. Laminate flooring. Telecom entry system. Door to bathroom. Lounge area: Double glazed window to front with safety rail.

BEDROOM 12' 0" x 8' 5" (3.66m x 2.57m) Window to front with safety rail. Wall mounted electric heater.

BATHROOM 10' 0" x 5' 7" (3.07m x 1.71m) Three piece bathroom suite comprising panelled bath with an electric shower and shower screen over, pedestal wash hand basin and low-level flush WC. Tiled splashbacks. Heated towel rail. Laminate flooring. Airing cupboard housing water tank and space for storage. 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.

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 14 December 2022



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