



MAXEY
GROUNDS

residential.lettings@maxeygrounds.co.uk

01354 607105 or 01945 428825

Residential Lettings

£525 pcm



Ref: U45-8

Flat 8 The Haig Building, King Street, Wisbech, Cambridgeshire PE13 2HE

ONE BEDROOM GROUND FLOOR FLAT within walking distance of the town centre. Double glazing. Gas fired central heating. Accommodation includes Living Room, Double Bedroom, Bathroom and Kitchen. Rent and Deposit payable in advance. **Main Image shows entire building.**



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ENTRANCE LOBBY From front entry door and communal lobby, radiator, textured ceiling, railed storage cupboard.

INNER HALLWAY Textured ceiling, airing cupboard.

LOUNGE 11' 9" x 9' 3" (3.58m x 2.82m) Radiator, textured and coved ceiling, double glazed window.

KITCHEN 8' 10" x 5' 9" (2.69m x 1.75m) Double glazed window, fitted kitchen including single drainer stainless steel sink unit with hot and cold mixer tap, a range of matching wall and base units with worktop surfaces and matching splashbacks, space for gas or electric cooker, space for automatic washing machine, radiator, wall mounted gas boiler, textured ceiling.

BEDROOM 10' 11" x 10' 2" max (3.33m x 3.1m) Double glazed window, radiator, textured ceiling.

BATHROOM 6' 9" x 5' 9" max (2.06m x 1.75m) Having 3 pc white suite including panel bath with hot and cold mixer tap and shower attached (wall fixed), vanity wash basin with cupboard below, low level wc, radiator, extractor fan.

SERVICES Mains water, electricity, gas and drainage. Radiator central heating via gas fired boiler.

DIRECTIONS Once in Wisbech, take the dual carriageway (Churchill Road) out of town. At the third set of traffic lights turn left into Norwich Road and first left into King Street. The flats can be found on the right hand side.

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

28 September 2023



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ASK FOR DETAILS OF HOW WE CAN HELP YOU



Agents Note - Maxey Grounds & Co LLP for themselves and all employees and for the Vendors and Lessors of this property for whom they act as Agent give notice that these particulars are a general outline only for guidance, having been prepared in good faith, and do not constitute an offer or contract. Measurements and distances are given as a guide only. We have endeavoured to ensure the information is accurate, but we would urge you to contact the relevant office of Maxey Grounds & Co LLP before travelling any great distance to ensure that your impression of the property is as we intended. The services, appliances and equipment have not been tested and prospective Purchasers/Tenants should satisfy themselves on such matters prior to purchase/lease. No person in the employment of Maxey Grounds & Co LLP has any authority to make or give representation or warranties whatever in relation to the property.