



MAXEY GROUNDS

residential.lettings@maxeygrounds.co.uk

01354 607105 or 01945 428825

Residential Lettings

£550 pcm



IMAGE SHOWS GENERAL VIEW

Ref: M5195-12

**12 Church Mews, Wisbech,
Cambridgeshire, PE13 1HL**

Newly converted Ground Floor Flat in town centre location within a private gated community. Accommodation includes open plan living/dining and kitchen, double bedroom and shower room. Electric heating. Allocated parking space. Rent and deposit payable in advance.





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OPEN PLAN LOUNGE/DINER/KITCHEN

17' 0" x 15' 3" (5.19m x 4.67m) From wooden and glazed pannelled front entrance door. Lounge Area; Window to front. Electric wall heater. Door to Bedroom. Kitchen Area; Having a range of matching wall and base units with worktop surfaces, single drainer sink unit with mixer tap over, water heater under sink. Integrated oven and hob with extractor hood over. Space for washing machine and upright fridge/freezer. Ceiling spot lights.

BEDROOM 13' 2" x 10' 6" (4.03m max x 3.21m) Window to rear. Electric wall heater. Door to En-Suite. Built in wardrobe.

EN-SUITE SHOWER ROOM 10' 1" x 3' 3" (3.09m x 1.00m) Tiled shower cubicle with electric shower, pedestal wash hand basin and low level W.C. Heated towel rail. Ceiling LED light. Extractor fan.

OUTSIDE Secure gated communal courtyard.

SERVICES Mains electricity, water and drainage.

DIRECTIONS From our Wisbech office proceed on foot diagonally through the Market Place, Church Mews is to the rear of Coral Book Makers off Little Church Street. The flats are accessed via communal gates to the front, side or rear.

COUNCIL TAX BAND A

EPC RATING BAND E

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 PREPARED 13 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.