



MAXEY GROUNDS

residential.lettings@maxeygrounds.co.uk

01354 607105 or 01945 428825

Residential Lettings

£525 pcm



IMAGE SHOWS GENERAL VIEW

Ref: M5195-11

**11 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. Rent and deposit payable in advance.





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OPEN PLAN LOUNGE/DINER/KITCHEN

15' 4" x 15' 3" (4.67m x 4.65m) From wooden and panelled front entrance door. Lounge Area; Window to front and electric wall heater. Door leading to Bedroom. Kitchen Area; having a range of matching wall and base units with worktop surfaces, single drainer sink unit with mixer tap over, integrated oven and hob with extractor hood over, space for washing machine and upright fridge/freezer. Ceiling spot lights.

BEDROOM 14' 4" x 10' 3" (4.37m x 3.12m) Window to rear, built in wardrobe, door to En-Suite.

EN-SUITE SHOWER ROOM 8' 9" x 4' 4" (2.67m x 1.32m) Tiled shower cubicle with electric shower, pedestal wash hand basin and low level W.C. Heated towel rail. 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

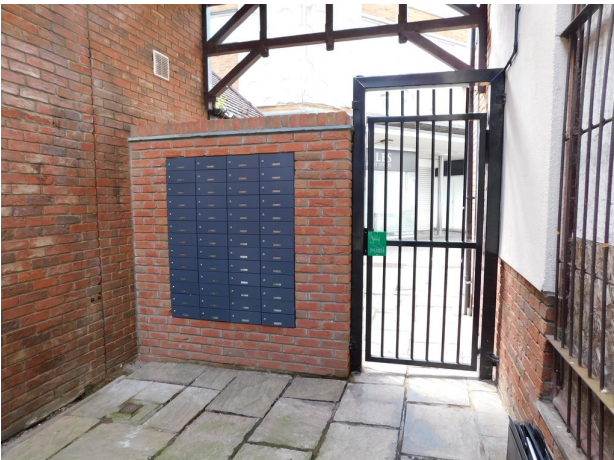
PAYMENT OF RENT Payment of rent for this property will be by Standing Order from your bank account. We are not able to accept payments by cash at our offices.

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



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