

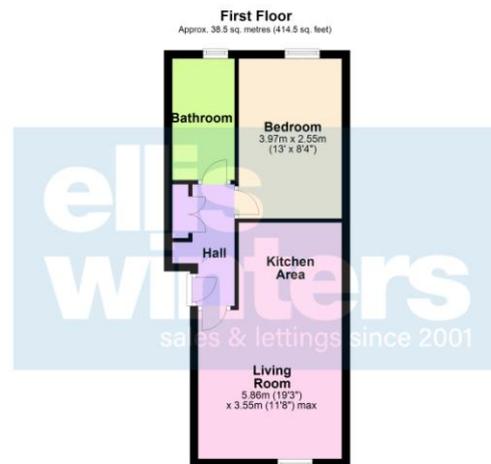
**£60,000**

24 Brancaster Court, Staithe Road, Wisbech, PE13 3TN



To arrange a viewing call us now on 01354 701000

Inviting either first time buyers or investment buyers! This first floor flat boasts an open plan lounge and kitchen with a double bedroom and bathroom. Outside there is a communal car park. EPC D



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#### Hall

Storage cupboard, electric heater.

#### Living Room

5.86m (19'3") x 3.55m (11'8") max  
Window to front, electric heater, KITCHEN AREA : wall and base units, sink units with mixer tap, space for washing machine, electric cooker point.



#### Bedroom

3.97m (13') x 2.55m (8'4")  
Window to rear, electric heater.

#### Bathroom

Three piece suite comprising bath, wash hand basin and WC, window to rear.



#### Leasehold

Council tax band A

The lease commenced in January 1990 with a 999 year lease. The owner paid £636.59 in ground rent and maintenance for the last 6 months.

#### Buyer ID Checks

To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment.

The cost is £40 plus VAT per transaction (£48 inc VAT), payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.

Our team will guide you through the process when you make an offer on a property.

#### Disclaimer

All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.

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