



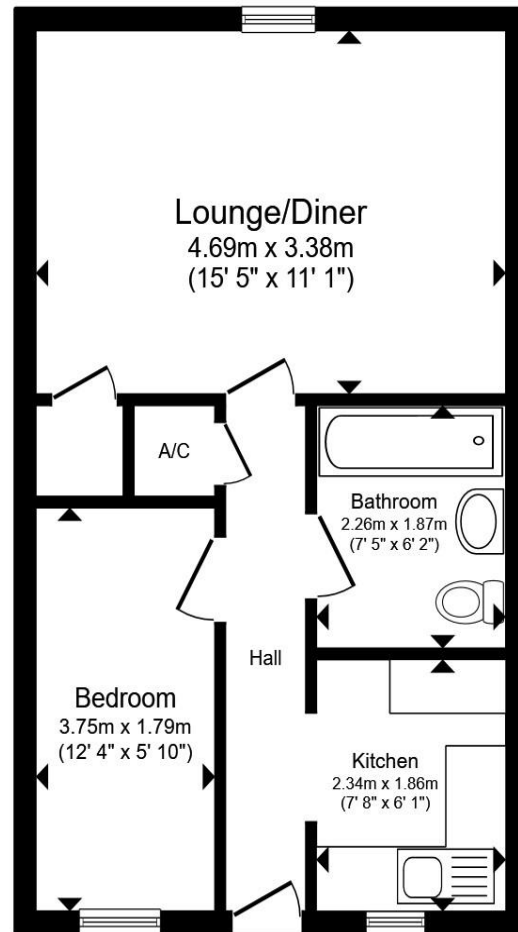
Church Mews, Wisbech, PE13 1HL

Welcome to

Church Mews, Wisbech

An excellent investment opportunity to acquire this purpose-built, second floor leasehold flat, conveniently located close to the town centre and offered with tenants in situ, making it an ideal ready-made addition to any portfolio. The property is available with no onward chain and currently achieves a gross yield of almost 10% per annum. The accommodation comprises one bedroom, together with a comfortable lounge/dining room, providing an open and versatile living space. There is also a modern fitted kitchen, offering practical storage and preparation space. Positioned on the second floor, the flat enjoys a pleasant outlook and the benefits associated with purpose-built construction. Its central location ensures easy access to local shops, amenities and transport links, further enhancing its appeal to tenants. With a strong yield, established tenancy and straightforward purchase process, this is a superb opportunity for investors seeking immediate rental income.





Entrance Hall

Lounge / Diner

Kitchen

Bedroom

Bathroom

Agents Note:

'There is a easement on the title, please enquire with the branch'. - Communal Access

Total floor area 38.4 m² (413 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Welcome to

Church Mews, Wisbech

- Second floor, leasehold flat
- One bedroom
- Tenant in situ
- Current gross yield approaching 10% per annum
- No onward chain

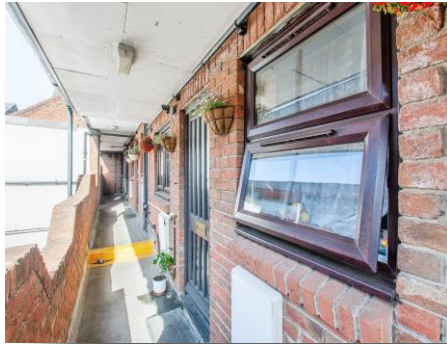
Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1280.00

Ground Rent: 25.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£58,000



Directions to this property:

From Wisbech Freedom Bridge roundabout take the A1101 signposted Downham Market and at the second set of traffic lights, turn right and then take the second right onto Church Terrace. Take the next right into Little Church Street where the access to Church Mews is on the right hand side.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128395



Property Ref:
WSB128395 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01945 464451



Wisbech@williamhbrown.co.uk



20 High Street, WISBECH, Cambridgeshire,
PE13 1DE



williamhbrown.co.uk