



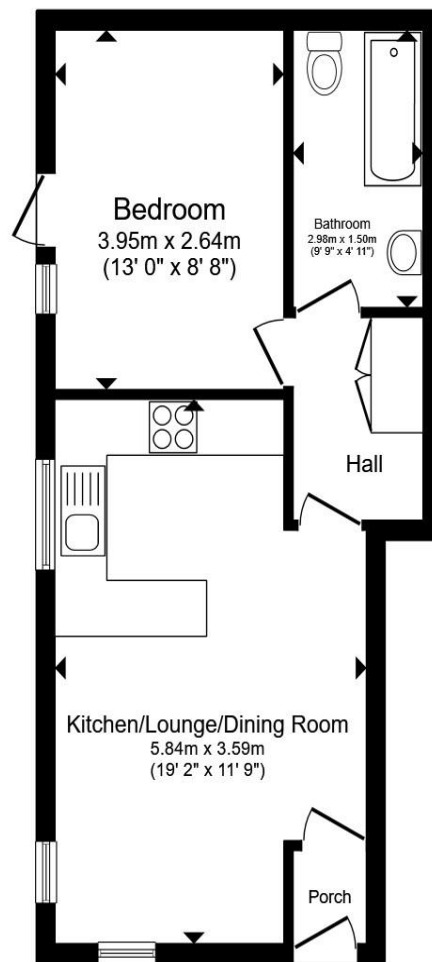
Brancaster Court, Staithe Road, Wisbech PE13 3TN

Welcome to

Brancaster Court, Staithe Road, Wisbech

Offered to the market with the benefit of no onward chain, this established purpose-built ground floor leasehold flat provides well-presented, low-maintenance accommodation, making it an ideal purchase for first-time buyers, downsizers or investors. The property features a generous double bedroom and a bright open plan lounge/kitchen area, creating a comfortable and sociable living space perfectly suited to modern lifestyles. The property has been redecorated throughout together with new carpets, adding a contemporary touch to this attractive home. Externally, residents benefit from communal parking together with well-maintained communal gardens, providing pleasant outdoor space without the responsibility of private garden maintenance. Combining practical accommodation, modern improvements and the convenience of ground floor living, this is an excellent opportunity to acquire a ready-to-move-into apartment with no onward chain.





Total floor area 37.6 m² (404 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

Entrance Hall

Lounge/Kitchen Area

Inner Hallway

Bedroom

Bathroom

Agents Note:

'Heating to the property is served by Electric. Please contact the branch for more details'

'There is a easement on the title, please enquire with the branch' - Private Right of Way for communal access/parking area.

Welcome to

Brancaster Court Staithe Road, Wisbech

- Purpose built, ground floor, leasehold flat
- One double bedroom
- Open plan lounge/kitchen area
- Communal parking and gardens
- No onward chain

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1250.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Directions to this property:

From the Wisbech Freedom Bridge roundabout take the A1101 signposted Downham Market. At the third set of traffic lights turn left into Norwich Road. Continue along and at the mini roundabout proceed straight on. Follow the road round the bends and turn right into Staithe Road where Brancaster Court is on the right hand side.

£70,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128837



Property Ref:
WSB128837 - 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.



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