



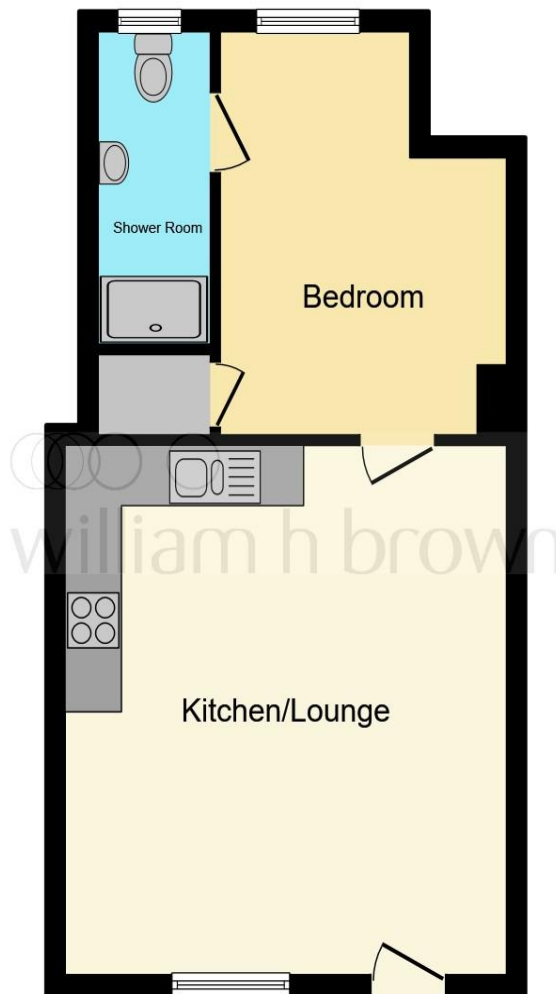
Church Mews, Wisbech PE13 1HL

Welcome to

Church Mews, Wisbech

Situated within the sought-after gated development of Church Mews, this stylish ground floor one-bedroom flat offers modern living in the heart of Wisbech. The property has been beautifully presented throughout and features a spacious kitchen/diner, perfect for both everyday living and entertaining. The generous double bedroom benefits from an en-suite shower room, creating a comfortable and practical living space. Further benefits include an allocated parking space and additional storage, providing convenience and functionality. Located within the centre of the gated complex, the property offers an added sense of security and privacy. Ideally positioned just moments from Wisbech town centre, this home enjoys easy access to a wide range of local amenities, including shops, cafés, restaurants and transport links, making it an excellent choice for first-time buyers, downsizers or investors alike. Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Kitchen / Lounge

Bedroom

Shower Room

Agents Note:

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

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.focalagent.com

Welcome to

Church Mews, Wisbech

- Ground Floor Flat
- One Double Bedroom
- Ensuite Shower Room
- Spacious Living Room/ Diner
- Allocated Parking Space and Storage
- Town Centre Location
- Gated Access

Tenure: Leasehold EPC Rating: D

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.

offers in excess of

£70,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WSB128933



Property Ref:
WSB128933 - 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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