



## 1 bed apartment to buy in PE13

North End, Wisbech, Cambridgeshire,  
PE13 1QD

**£45,000** Starting Bid

 x1  x1

Tenure

**Leasehold**

## Property features

 EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Arrange a viewing

Joe Nicholson  
Branch Manager  
Midlands Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

PENTHOUSE Flat overlooking the River and Boat moorings . Peaceful location . Close to Asda and walking distance to Town Centre.

Ideal buy to let

Entrance door to

Lobby

Open Plan Kitchen/lounge 5.32 at widest point x 3.60 (sloping ceiling)

Windows to rear and side. Base and wall mounted Kitchen units Cooker space Stainless steel sink Wall mounted electric heater Tv point

Bedroom - 4.28 m x 2.25m - Window Storage cupboard door to

Bathroom - Panelled bath with shower mixer taps Low level wc Wash hand basin Sky light window Wall mounted electric heater

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 63

Annual Ground Rent Amount: £1,464.00

Annual Service Charge Amount: £250.00

Price: Starting Bid £45,000

Property Type: Apartment

Parking: None

Year built: 1900

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

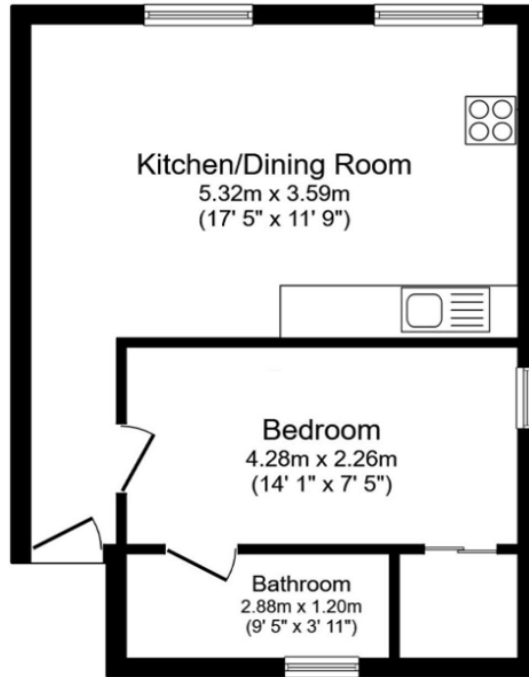
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good



### Floor Plan

Floor area 37.2 sq.m. (401 sq.ft.)



Total floor area: 37.2 sq.m. (401 sq.ft.)

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 orientations are approximate. No details are guaranteed; they cannot be relied upon for any purpose and do not form any 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

| Energy Efficiency Rating                           |  | Current                 | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                         |           |
| (92-100) <b>A</b>                                  |  |                         |           |
| (81-91) <b>B</b>                                   |  |                         |           |
| (69-80) <b>C</b>                                   |  | 70                      |           |
| (55-68) <b>D</b>                                   |  |                         |           |
| (39-54) <b>E</b>                                   |  |                         | 44        |
| (21-38) <b>F</b>                                   |  |                         |           |
| (1-20) <b>G</b>                                    |  |                         |           |
| <i>Not energy efficient - higher running costs</i> |  |                         |           |
| <b>England, Scotland &amp; Wales</b>               |  | EU Directive 2002/91/EC |           |

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Contact your local branch today for more information on this property:

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