



## 3 bed apartment to buy in PE13

Old Convent Fields, Wisbech,  
Cambridgeshire, PE13 1HT

**£125,000** Starting Bid

 x 3  x 1

Tenure

**Share Of Freehold**

Allocated parking

## Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms and Conditions
- ✓ EPC Rating C

## Key Information

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

## Description

Viewing is highly recommended on this beautifully presented first floor flat, situated in the sought-after Old Convent Fields development. The Vendor advises that the boiler has been recently replaced. All Vendors own part of the Freehold, with a monthly service charge of £110.00 payable towards communal maintenance and buildings insurance.

Lobby

Entrance Hall

Door opening to entrance hall, radiator, fitted cupboard with shelving and hanging rail, airing cupboard housing hot water tank and shelving, American Black Walnut Wood flooring

Kitchen

13'0" x 9'2" (3.96m x 2.79m)

Fitted with a range of modern matching cupboard and drawer units, fitted worktop, stainless steel sink and drainer unit with mixer tap, washing machine, integrated double oven, integrated gas hob with stainless steel extractor hood above, integrated fridge and freezer, opening through to;

Lounge

16'4" x 19'0" (4.98m x 5.79m)

Two double glazed windows to front, two radiators, coved ceiling, American Black Walnut Wood flooring

Bedroom 1

12'4" x 15'0" (3.76m x 4.57m)

Double glazed window to front and side, two radiators, fitted wardrobes with hanging rail and shelving with cupboard storage above, TV point

#### Bedroom 2

14'6" x 11'1" (4.42m x 3.38m)

Two double glazed windows to front, two radiators, fitted wardrobes with mirror doors, hanging rail and shelving, telephone point, TV point

#### Bedroom 3

10'6" x 8'7" (3.20m x 2.62m)

Double glazed window to side, radiator, fitted shelving, wall mounted gas central heating boiler

#### Bathroom

Low level WC, pedestal wash hand basin, panelled bath with wall mounted shower attachment and glass shower screen, heated towel rail, part tiled walls, ceramic tile flooring, extractor fan

#### WC

Low level WC, vanity basin unit with cupboard storage and mounted mixer tap, shelving, radiator, extractor fan, ceramic tile flooring

Council Tax Band: A

Tenure: Share Of Freehold

Annual Service Charge Amount: £1,500.00

Price: Starting Bid £125,000

Property Type: Apartment

Parking: Allocated

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: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good



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

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>		77	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(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	

Old Convent Fields, Wisbech, Cambridgeshire, PE13 1HT

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