



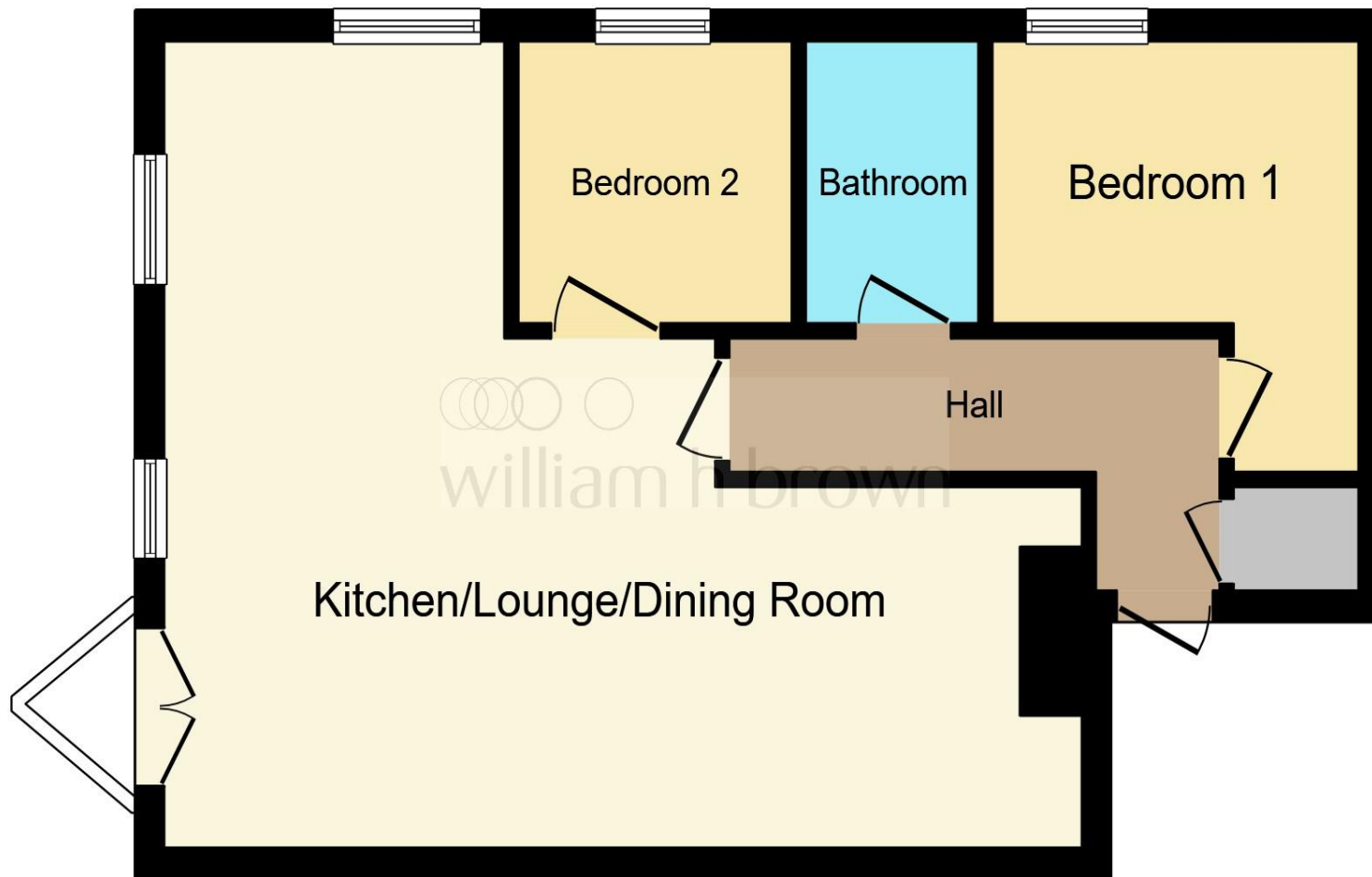
Schooner Wharf, Old Market, Wisbech PE13 1NJ

Welcome to

Schooner Wharf Old Market, Wisbech

PENTHOUSE PARADISE! Situated overlooking the River Nene, Schooner Wharf is a Grade II Listed former granary dating back to 1820 and this penthouse apartment is available with tenants in situ, ideal for the investor! Currently generating a gross yield in excess of 5.5% per annum, the property has two bedrooms and a stunning 30' open plan lounge/diner/kitchen area with a balcony overlooking the river. Outside, there are communal gardens as well as an allocated parking space.





Communal Entrance Lobby

Entrance Hall

Lounge/diner/kitchen

23' 9" maximum x 30' maximum (7.24m maximum x 9.14m maximum)

Bedroom One

12' 1" maximum x 8' 8" excluding wardrobes (3.68m maximum x 2.64m excluding wardrobes)

Bedroom Two

9' 1" x 7' 6" (2.77m x 2.29m)

Bathroom

8' x 4' 6" (2.44m x 1.37m)

Allocated Parking Space

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Welcome to

Schooner Wharf Old Market, Wisbech

- Penthouse apartment
- Tenant in situ
- Gross yield in excess of 5.5% per annum
- Two bedrooms
- No onward chain

Tenure: Leasehold EPC Rating: E

offers in excess of

£100,000



Directions to this property:

From Wisbech Freedom Bridge roundabout take the former A47 Nene Quay signposted Peterborough to the traffic lights. Turn right over the bridge and bear round to the right onto Old Market where Schooner Wharf 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/WSB123350

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



Property Ref:
WSB123350 - 0012

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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