



Brancaster Court, Staithe Road, Wisbech PE13 3TN

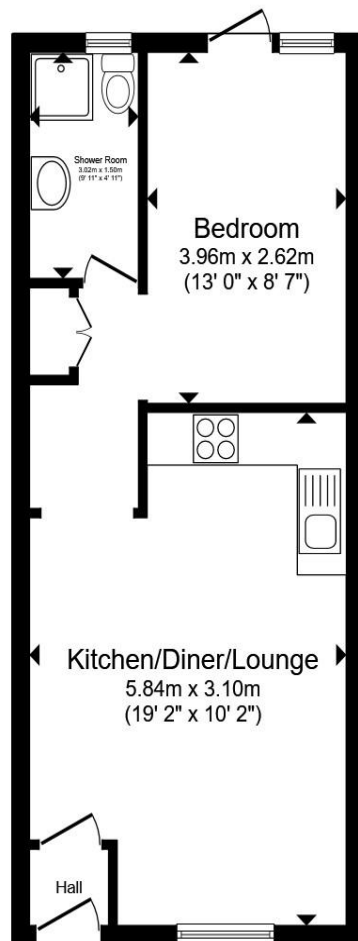
Welcome to

Brancaster Court, Staithe Road, Wisbech

Offered to the market with no onward chain, this purpose-built ground floor leasehold flat represents an excellent investment opportunity, with a tenant in situ and a current gross yield of around 11.8% per annum. The accommodation comprises a double bedroom, together with a bright open plan lounge/kitchen area, creating a practical and low-maintenance living space. The layout is ideally suited to modern lifestyles and has proven appeal as a rental property. Externally, residents benefit from access to communal gardens and communal parking, providing attractive outdoor space and convenient parking facilities.

Conveniently located and offering an established rental income from day one, this property is an ideal addition to any buy-to-let portfolio. With its strong yield, tenant already in occupation and no onward chain, it presents a ready-made investment opportunity. 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.





Total floor area 38.5 m² (415 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:

'There is a easement on the title, please enquire with the branch' - Shared Access.

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

Welcome to

Brancaster Court Staithe Road, Wisbech

- Modern, purpose-built ground floor leasehold flat
- One double bedroom
- Open plan Lounge/kitchen area
- Tenant in situ, gross yield 11.8% p.a.
- 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 1990. 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



view this property online williamhbrown.co.uk/Property/WSB128956



Property Ref:
WSB128956 - 0002

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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