



MAXEY GROUNDS

residential.lettings@maxeygrounds.co.uk

01354 607105 or 01945 428825

Residential Lettings

£795 pcm



Ref: M4926-1MH

Flat 1 Marwick House, Station Road, March, Cambridgeshire, PE15 8LB

With accommodation over two floors this modern maisonette is situated in the town centre and includes entrance hall, lounge, kitchen, 2 bedrooms and 4pc bathroom. Having electric heating and car parking. 2 months rent payable in advance.





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ENTRANCE HALL From front entrance door, wall mounted intercom telephone, electric night storage heater, stairs leading off.

LOUNGE 17' 4" x 10' 3" max (5.28m x 3.12m) Double glazed window rear, textured ceiling, electric night storage heater.

KITCHEN 9' 7" x 6' 3" (2.92m x 1.91m) Double glazed window to rear, extractor fan, textured and coved ceiling, wall mounted electric warm air heater, fitted kitchen including a range of matching wall and base units with worktop surfaces and tiled splashbacks, freestanding electric cooker, single drainer stainless steel sink unit with hot and cold mixer tap, space for fridge freezer, space and plumbing for automatic washing machine included.

FIRST FLOOR Stairs to landing, textured ceiling, loft access, skylight window, shelved airing cupboard.

BEDROOM ONE 14' 2" x 9' 10" max (4.32m x 3m) Skylight window with fitted blind, wall mounted electric heater, textured ceiling.

BEDROOM TWO 9' 3" x 6' 10" max (2.82m x 2.08m) Skylight window with fitted blind, textured ceiling, wall mounted electric heater.

BATHROOM 9' 10" x 9' 4" max (3m x 2.84m) Double glazed window, white suite including panelled bath with tiled splashback, low-level WC, tiled shower cubicle and vanity wash basin with tiled splashback, wall mounted electric warm air heater, extractor fan, textured ceiling.

OUTSIDE Situated in the town centre, the property benefits from off road parking to rear.

SERVICES Mains water, electricity, gas and drainage. Heating via electric appliances.

DIRECTIONS From our High Street March Office turn right and follow the road through High Street and into Broad Street. Turn right out of Broad Street at the traffic lights where this property can be found on the left hand side.

COUNCIL TAX BAND A - £1,477

EPC RATING C

PAYMENT OF RENT Payment of rent for this property will be by Standing Order from your bank account. We are not able to accept payments by cash at our offices.

TENANCY DEPOSIT For all accepted tenancies a deposit equivalent to five weeks rent will be required to be paid at the start of the tenancy and will be lodged with either the TDS or DPS unless otherwise stated.

PARTICULARS PREPARED 13th September 2023



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ASK FOR DETAILS OF HOW WE CAN HELP YOU



Agents Note - Maxey Grounds & Co LLP for themselves and all employees and for the Vendors and Lessors of this property for whom they act as Agent give notice that these particulars are a general outline only for guidance, having been prepared in good faith, and do not constitute an offer or contract. Measurements and distances are given as a guide only. We have endeavoured to ensure the information is accurate, but we would urge you to contact the relevant office of Maxey Grounds & Co LLP before travelling any great distance to ensure that your impression of the property is as we intended. The services, appliances and equipment have not been tested and prospective Purchasers/Tenants should satisfy themselves on such matters prior to purchase/lease. No person in the employment of Maxey Grounds & Co LLP has any authority to make or give representation or warranties whatever in relation to the property.