



MAXEY GROUNDS

residential.lettings@maxeygrounds.co.uk

01354 607105 or 01945 428825

Residential Lettings

£550 pcm



Ref: M4892

3a Lindsells House, Lindsells Walk, Chatteris, Cambridgeshire, PE16 6PW

GROUND FLOOR FLAT just off the town centre. Accommodation includes entrance hall, lounge, kitchen/diner, bedroom and bathroom. Having allocated parking and gas central heating. Deposit and rent payable in advance.





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ENTRANCE HALL From main entry door into communal hall to private entry door into hallway, sealed unit double glazed window, radiator, dado and picture rails, textured and coved ceiling.

LOUNGE/DINER 14' 4" x 13' 11" (4.37m x 4.24m) 'L' shaped, radiator, sealed unit double glazed window and French doors, textured and coved ceiling, dado and picture rails, telephone and tv points.

KITCHEN/BREAKFAST ROOM 14' 0" x 9' 6" (4.27m x 2.9m) Coving to flat ceiling, sealed unit double glazed dual aspect windows, radiator, fitted kitchen including single drainer stainless steel sink unit, a range of matching wall and base units with worktop surfaces and tiled splashbacks, Indesit automatic washing machine fitted, integrated extractor over 4 ring gas hob and fitted electric oven, wall mounted gas fired boiler.

BEDROOM 11' 3" x 9' 6" (3.43m x 2.9m) Radiator, sealed unit double glazed window, textured and coved ceiling, fitted wardrobe cupboard and shelving.

BATHROOM 7' x 6' 1" (2.13m x 1.85m) Having radiator, textured and coved ceiling, extractor fan, low level wc, pedestal wash basin and panel bath with hot and cold shower attachment and tiled surround, tiled splashback.

OUTSIDE Allocated parking space within the private car park.

SERVICES Mains water, electricity, gas and drainage. Radiator central heating via gas fired boiler.

DIRECTIONS From our High Street March Office turn left and follow the road out of the town to the roundabout on the A141 Isle of Ely Way. Take the 1st exit onto the A141 and travel to Chatteris. Take the 2nd exit on the roundabout travelling towards Chatteris town centre. Follow this road until you reach the mini roundabout immediately before Budgens supermarket, go straight over and then turn directly left into Lindsells Walk where the flats can be found directly on the left.

COUNCIL TAX BAND A - £1,475

EPC RATING BAND 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 8th June 2023



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ASK FOR DETAILS OF HOW WE CAN HELP YOU



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