



MAXEY GROUNDS

residential.lettings@maxeygrounds.co.uk

01354 607105 or 01945 428825

Residential Lettings

£650 pcm



Ref: M5288

7 Norton House, St. Johns Chase, March, Cambridgeshire, PE15 8RL

Ground floor flat CLOSE TO TOWN CENTRE.
Accommodation includes lounge, kitchen and 2 double bedrooms. The property also benefits from electric heating, double glazing, parking space and drying area. Deposit and rent payable in advance.





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ENTRANCE HALL From double glazed entrance door, textured ceiling with light fitting, smoke alarm.

KITCHEN 9' 10" x 6' 8" (3m x 2.03m) Double glazed window to front, textured ceiling with light, electric wall heater, range of wall, base and draw units with worktop surfaces and tiled splashbacks, stainless steel single drainer sink unit, electric cooker with canopy extractor over, space for washing machine and fridge/freezer.

LOUNGE 13' 08" x 11' 09" (4.17m x 3.58m) in recess. Double glazed window to front, raised corner unit for tv with cables, textured ceiling with two lights, electric heater, two fuse boxes.

HALLWAY Textured ceiling with light and smoke alarm, electric heater, airing cupboard with shelf and hot water cylinder.

BEDROOM 1 10' 5" x 10' 3" (3.18m x 3.12m) Double glazed window to rear, textured ceiling with light, electric heater, wardrobe cupboard with shelves.

BEDROOM 2 10' 5" x 10' 1" (3.18m x 3.07m) Double glazed window to rear, textured ceiling with light and smoke alarm, electric fire, tv point.

BATHROOM 6' 08" x 6' 07" (2.03m x 2.01m) Double glazed window to side, low level wc, pedestal wash hand basin with mirror, bath with shower attachment over, tiled splashbacks, electric heater on wall, textured ceiling with light.

OUTSIDE The property has an allocated parking space to front and a drying area to rear.

SERVICES Mains water, electricity and drainage. Electric heating.

DIRECTIONS From our High Street March Office turn right and travel through High Street into Broad Street. Turn right out of Broad Street at the traffic lights onto Station Road and following Station Road take the 3rd turning right into St Johns Road. Turn 1st left off St Johns Road into St Johns Chase and follow the road to the bottom. Turning left to parking in the car park and Norton House can be found directly in front of you.

COUNCIL TAX BAND A

EPC RATING D

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 21st May 2024



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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.