



MAXEY GROUNDS

residential.lettings@maxeygrounds.co.uk

01354 607105 or 01945 428825

Residential Lettings

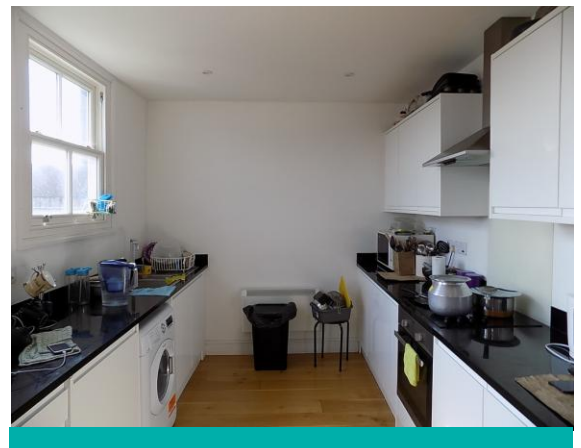
£800 pcm



Ref: M5310-3

3 Minstrel Place, Minstrel Walk, March, Cambridgeshire, PE15 9JT

Modern second floor flat situated in the town centre. Having kitchen, lounge/diner, 2 bedrooms and bathroom, the property benefits from double glazing and electric heating. Deposit and rent payable in advance.





MAXEY GROUNDS

residential.lettings@maxeygrounds.co.uk

01354 607105 or 01945 428820

Residential Lettings

ENTRANCE HALL From front entrance door, flat ceiling with light and smoke alarm.

LOUNGE/DINER 13' 4" x 13' 1" (4.06m x 3.99m) Two double glazed windows to front, electric heating, flat ceiling with spotlights and ceiling rose.

KITCHEN 12' 4" x 8' 11" (3.76m x 2.72m) Two double glazed windows to rear, fitted kitchen comprises a range of matching wall and base units with worktop surfaces and tiled splashbacks, single drainer stainless steel sink unit with hot and cold mixer taps, integrated fridge and dishwasher, electric oven and hob with canopy style extractor, space for automatic washing machine, flat ceiling with spotlights.

BEDROOM ONE 13' 4" x 11' 4" (4.06m x 3.45m) Two double glazed windows to front, electric heating, flat ceiling.

BEDROOM TWO 10' 11" x 9' 11" (3.33m x 3.02m) Sky light window, electric heating.

BATHROOM 6' 7" x 6' 3" (2.01m x 1.91m) Having white suite including low level wc, wash basin and panel bath with shower and screen over, tiled splashbacks, flat ceiling with inset spot lighting, loft hatch, extractor fan, cupboard housing boiler.

DIRECTIONS From our March Office turn right directly beside the office where Minstrel Place can be found on the left.

COUNCIL TAX BAND A

EPC RATING D

VIEWING Please contact us to arrange a viewing. The Health and Safety of those viewing is the responsibility of the individual undertaking the viewing. Neither the Seller nor the Agent accept any responsibility for damage or injury to persons or property as a result of viewing and parties do so entirely at their own risk.

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 6th September 2024



MAXEY
GROUNDS





MAXEY GROUNDS

march@maxeygrounds.co.uk

01354 607105

Residential Lettings

MAXEY GROUNDS & CO LLP ARE QUALIFIED AND EXPERIENCED CHARTERED SURVEYORS, AUCTIONEERS, VALUERS, LAND & ESTATE AGENTS PROVIDING A PROFESSIONAL SERVICE DEALING WITH RESIDENTIAL, AGRICULTURAL, RETAIL, INDUSTRIAL, OFFICE AND DEVELOPMENT PROPERTY INCLUDING:

- **SALES, LETTINGS AND PURCHASES**
- **VALUATIONS FOR ALL PURPOSES**
- **LOAN VALUATIONS FOR BANKS AND BUILDING SOCIETIES**
- **RENT REVIEWS AND LEASE RENEWALS**
- **PLANNING ADVICE, APPLICATIONS AND APPEALS**
- **RATING AND TAXATION VALUATIONS**
- **COMPENSATION CLAIMS**
- **EXPERT WITNESS REPORTS**
- **AGRICULTURAL SUBSIDY AND ENVIRONMENTAL SCHEMES**

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.