



MAXEY GROUNDS

residential.lettings@maxeygrounds.co.uk

01354 607105 or 01945 428825

Residential Lettings

£875 pcm



Ref: M5310-1

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

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





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ENTRANCE HALL From front entrance door, wooden flooring, flat ceiling with spotlights, 2 loft hatches, smoke alarm, airing cupboard with fuse box and hot water cylinder.

KITCHEN 14' 1" x 6' 10" (4.29m x 2.08m) Two windows to rear, flat ceiling with spotlights, extractor fan, electric heater, range of wall, base and drawer units, integrated dishwasher and fridge/freezer, built in oven, induction hob and extractor fan over, stainless steel one and a half bowl sink unit and drainer with mixer tap over, tiled splashbacks.

LOUNGE/DINER 22' 01" x 17' 06" (6.73m x 5.33m) Double doors, wooden flooring, 2 electric heaters, flat ceiling with spotlights and ceiling rose and light, tv and telephone points, two Juliet balcony with double doors.

BEDROOM ONE 18' 2" x 9' 1" (5.54m x 2.77m) Wooden flooring, flat ceiling with light, double glazed window to front, electric heater.

BEDROOM TWO 13' 11" x 8' 2" (4.24m x 2.49m) Wooden flooring, flat ceiling with light, electric heater, double glazed window to front.

BATHROOM 8' 08" x 6' 0" (2.64m x 1.83m) Laminate flooring, low level wc, vanity wash hand basin, mirrored wall cabinet, bath with shower attachment and shower screen to side, extractor fan, half tiled walls, towel radiator.

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 E

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 12th December 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.