

£110,000

35 Hussars Court, March, PE15 9TJ



To arrange a viewing call us now on 01354 701000

This fabulous ground floor flat is not like most of the others and benefits from a unique layout that must be viewed to be fully appreciated! Accommodation comprises hallway with storage and windows, lounge with two windows, kitchen with oven and hob, bedroom with fitted wardrobes and refitted wet room. Outside there are communal gardens plus carport. EPC D



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#### Hall

Two windows, storage cupboard, airing cupboard.

#### Lounge

4.78m (15'8") max x 4.68m (15'4") max (It should be noted that due to the layout of the room the measurements have been taken from the corners and at their maximum)  
Two windows, electric heater, open plan to:

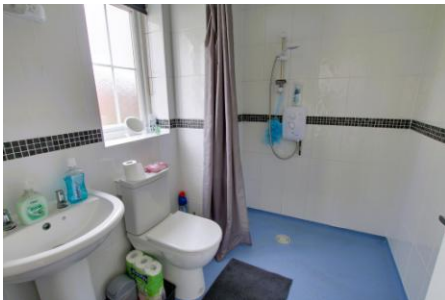


#### Kitchen

3.12m (10'3") x 1.73m (5'8")  
Fitted with wall and base units with integral oven, hob and hood, sink unit with mixer tap, window.

#### Bedroom

3.79m (12'5") max x 3.06m (10'1") max  
Window, fitted wardrobes to one wall and dresser, electric heater.



#### Wet Room

Refitted with electric shower, wash hand basin and WC, window, electric heater.

#### Outside

There are communal gardens and parking space with its own carport.

#### Leasehold

Council tax band A



The lease commenced 1/12/89 and is 127 years in length

The owner pays approx. £100 per annum ground rent and is currently paying £127.59 per month maintenance charge.

#### Buyer ID Checks

To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment.

The cost is £40 + VAT (£48) per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.

Our team will guide you through the process when you make an offer on a property.



Ellis Winters & Co 52 High Street, March, Cambridgeshire, PE15 9JR

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