



MAXEY GROUNDS

residentiallettings@maxeygrounds.co.uk

01354 607105

Residential Lettings

£600 pcm



Ref: M4409-68b

68b West End, March, Cambridgeshire, PE15 8DJ

CONVERTED PRIVATE RESIDENCE ALONG THE POPULAR WEST END. A one bedroom top floor apartment with accommodation including entrance, lounge, kitchen/breakfast room, study/store, bedroom and bathroom. Having parking within the grounds and use of riverside garden. Electric heating and double glazing. No children, no pets, non smokers. Deposit and rent payable in advance.



View from Window

Offices also at Chatteris and Wisbech

www.maxeygrounds.co.uk



MAXEY GROUNDS

residentialletting@maxeygrounds.co.uk

01354 607105

Residential Lettings

ENTRANCE External staircase to the right hand side of the residence leads to lobby with entrance to number 68b and 68c. Entry door with intercom leads to private staircase to first floor landing and study/store or walk in wardrobe, coving, sky light window.

LOUNGE 16' 5" x 14' 10" max (5m x 4.52m) Ornamental fireplace and corner shelf, double glazed window to front, 2 double glazed windows to side, electric heater, textured and mock beam to ceiling.

KITCHEN/BREAKFAST ROOM 14' 7" x 12' 1" max (4.44m x 3.68m) Double glazed windows to front and side, shelved storage cupboard, matching wall and base units with worktop surfaces, tiled splashbacks and single drainer stainless steel sink unit, electric cooker, extractor fan, electric heater, textured and mock beam to ceiling, loft access.

BEDROOM 17' x 11' 10" max (5.18m x 3.61m) 2 built in wardrobe cupboards, double glazed window, textured and mock beam to ceiling, electric heater.

BATHROOM 11' 2" x 4' 1" max (3.4m x 1.24m) Fitted white suite including bath with shower over, low level wc and wash basin, fitted electric towel rail, double glazed sky light and inset spot lights to ceiling, double glazed window, partly tiled walls, extractor fan.

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 left out of Broad Street into Dartford Road. Following this road you will see the Dianna Tandori Restaurant on your left hand side. Turn directly left here onto Elliott Road, first left into Oaktree Close and then through the gap between the two bungalows at the bottom, number 68 West End can be found directly ahead. For the purposes of SAT NAV direction please use postcode: PE15 8BW

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.

COUNCIL TAX BAND A - £1,477

EPC RATING BAND 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.

PARTICULARS UPDATED 5 April 2022



MAXEY GROUNDS



Communal river garden



Offices also at Chatteris and Wisbech

www.maxeygrounds.co.uk



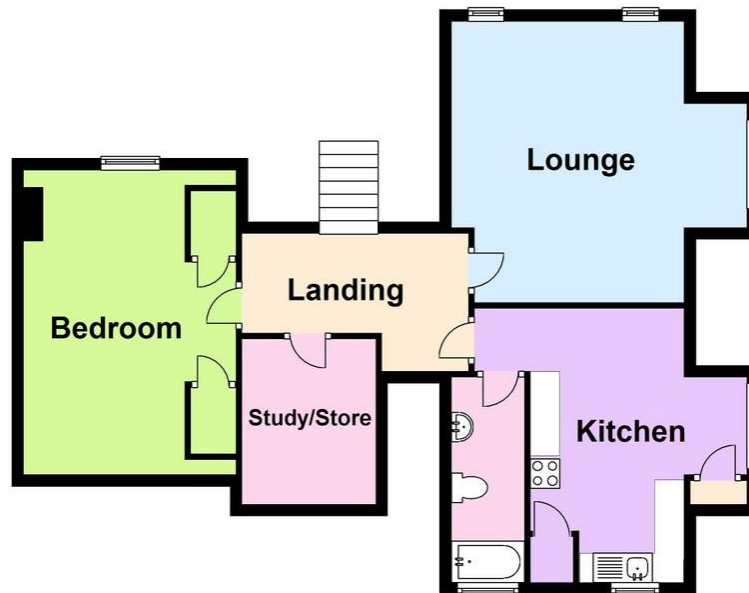
MAXEY GROUNDS

residentiallettings@maxeygrounds.co.uk

01354 607105

Residential Lettings

Top Floor



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.