

£125,000

21 Jim Hocking Court, Station Road, March, PE15 8NF



To arrange a viewing call us now on 01354 701000

Offered with NO CHAIN and located in the TOWN CENTRE this PENTHOUSE FLAT boasts generous proportions within! Features include and very good size lounge, kitchen/diner, THREE DOUBLE BEDROOMS and FOUR PIECE BATHROOM. Outside there is an UNDERCOVER PARKING SPACE. EPC D



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#### Hall

#### Lounge

5.96m (19'6") x 5.87m (19'3")

Window to front, skylights window, exposed beams, two electric heaters, laminate flooring,



#### Kitchen/Dining Room

4.13m (13'7") x 4.12m (13'6")

L shaped room fitted with wall and base units, electric cooker point, plumbing for washing machine and dishwasher, one and half bowl sink unit with mixer tap, laminate flooring, window to rear, door to walk-in airing cupboard housing hotwater tank.



#### Bedroom 1

3.72m (12'2") x 3.00m (9'10")

Window to front, double wardrobe, electric heater.

#### Bedroom 2

3.70m (12'2") x 3.00m (9'10")

Window to front, double wardrobe, electric heater.



#### Bedroom 3

4.12m (13'6") x 2.88m (9'5")

Window to rear, cupboard.



#### Bathroom

Fully tiled and fitted with a four piece suite comprising an oversized shower cubicle, double ended bath, sink unit and WC, window to rear, electric heater.

#### Outside

There is an allocated parking space under the canopy.

#### Leasehold

99 Year lease commenced 01/05/1988 – approx. 65 years remaining on current lease  
Maintenance charge approx. £2,292.39 PA  
Ground rent £90 every 6 months  
Council tax band A

Ellis Winters has not tested any apparatus, equipment fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Floor plans are for representational purposes only and are not to scale.

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

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