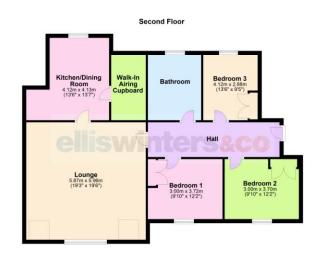# £115,000

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**

Second Floor

Kitchen/Dining Room
4.12m x 4.13m
(13'6" x 13'7")

Walk-In Airing Cupboard

Bathroom

Bedroom 3
4.12m x 2.88m
(13'6" x 9'5")

Hall

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

Bedroom 1
3.00m x 3.72m
(9'10" x 12'2")

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

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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 hot water 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

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The Property Ombudsman