

# £110,000

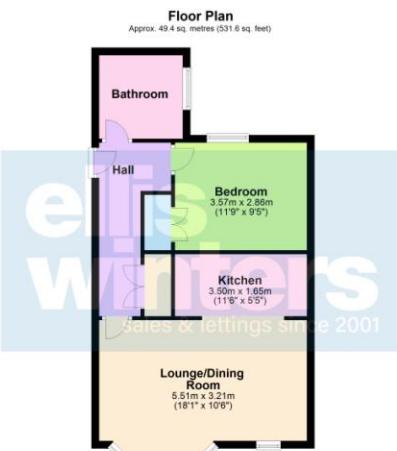
4 St Andrews Court, Badgeney Road, March, PE15 9GE



To arrange a viewing call us now on 01354 701000

This beautifully presented ground floor flat is located close to amenities and boasts lounge with bay window, open plan to kitchen, bedroom with fitted wardrobes and lovely bathroom. Outside there is an allocated parking space. Viewing is advised to fully appreciate what is on offer here!

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Security door with intercom opens to communal hallway.

Front entrance door to:



Hall  
Radiator, laminate flooring, built in double cupboard with electric boiler.



Lounge/Dining Room  
5.51m (18'1") x 3.21m (10'6")  
Walk-in bay window to front, double glazed window to front, radiator, laminate flooring, open plan to:



Kitchen  
3.50m (11'6") x 1.65m (5'5")  
Fitted with wall and base units with space for cooker, one and half bowl sink unit, integrated fridge, freezer and washing machine, extractor hood, laminate flooring.

Bedroom  
3.57m (11'9") x 2.86m (9'5")  
Window to rear, radiator, double fitted wardrobe.

Bathroom  
Three piece suite comprising P-shaped bath with shower over, pedestal wash hand basin and low-level WC, heated towel rail, window to side.

Outside  
Parking area.

It should be noted that this property is Leasehold and the 125 year lease began in 2007.  
Management fee of £545.18 every quarter  
Ground rent £62.50 every quarter

#### 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.

#### Disclaimer

All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.

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