



MAXEY GROUNDS

residential.lettings@maxeygrounds.co.uk

01354 607105 or 01945 428825

Residential Lettings

£800 pcm



Ref: M5310-14

**14 Minstrel Place, Minstrel Walk, March,
Cambridgeshire PE15 9JT**

Modern second floor flat situated in the town centre. Having open plan living/dining/kitchen, 2 bedrooms and bathroom, the property benefits from double glazing and electric heating. Deposit and rent payable in advance.





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ENTRANCE HALL From front entrance door, airing cupboard, loft access.

OPEN PLAN LIVING/DINING/KITCHEN

27' 8" x 13' (8.43m x 3.96m) max. Double glazed window and 2 sky light windows, inset spot lighting, 3 electric heaters. Fitted kitchen comprises a range of matching wall and base units with worktop surfaces and tiled splashbacks, single drainer stainless steel sink unit with hot and cold mixer tap, integrated fridge and dishwasher, electric oven and hob, and canopy style extractor. Space for automatic washing machine.

BEDROOM 1 11' 4" x 9' 1" (3.45m x 2.77m) max. Double glazed window front, electric heater.

BEDROOM 2 13' 8" x 9' 5" (4.17m x 2.87m) max. Electric heating, 2 sky light windows.

BATHROOM 5' 8" x 5' 6" (1.73m x 1.68m) max. Having white suite including low level wc, wash basin and panel bath with shower and screen over, tiled splashbacks, inset spot lighting, extractor fan, wall mounted medicine cabinet.

DIRECTIONS From our March Office turn right directly beside the office where Minstrel Place can be found on the left.

COUNCIL TAX BAND A

EPC RATING BAND C

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 and will be lodged with either the TDS or DPS unless otherwise stated.

PARTICULARS PREPARED 17 July 2024



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- PLANNING ADVICE, APPLICATIONS AND APPEALS
- RATING AND TAXATION VALUATIONS
- COMPENSATION CLAIMS
- EXPERT WITNESS REPORTS
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ASK FOR DETAILS OF HOW WE CAN HELP YOU



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.