



MAXEY GROUNDS

residential.lettings@maxeygrounds.co.uk

01354 607105 or 01945 428825

Residential Lettings

£850 pcm



Ref: M5310 - 9

9 Minstrel Walk, March, Cambridgeshire, PE15 9JT

Modern first floor flat situated in the town centre. Accommodation including kitchen, lounge/diner, 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, flat ceiling with light and smoke alarm.

KITCHEN AREA 13' 0" x 11' 0" (3.96m x 3.35m) Two double glazed windows to rear, 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 taps, electric oven and hob with canopy style extractor, space for automatic washing machine, flat ceiling with spotlights electric radiator.

LOUNGE AREA 16' 1" x 9' 5" (4.9m x 2.87m) Double glazed window to front, two electric radiators, flat ceiling with spot lights.

BEDROOM ONE 14' 2" x 9' 4" (4.32m x 2.84m) Two double glazed windows to rear, electric radiator, flat ceiling with lights.

BEDROOM TWO 11' 2" x 9' 1" (3.4m x 2.77m) Double glazed window to front, electric radiator, flat ceiling with lights.

BATHROOM 6' 1" x 6' (1.85m x 1.83m) Having white suite including low level wc, pedestal wash hand basin, panel bath with shower and screen over, tiled splashbacks, flat ceiling with inset spot lighting, extractor fan.

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 B

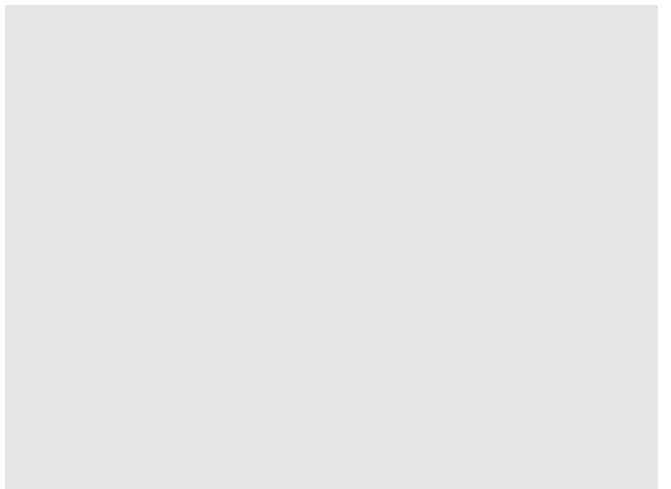
PAYMENT OF RENT Payment of rent for this property will be by Standing Order from your bank account. We are not able to accept payments by cash at our offices.

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 7th April 2025



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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.