



MAXEY GROUNDS

residential.lettings@maxeygrounds.co.uk

01354 607105 or 01945 428825

Residential Lettings

£800 pcm



Ref: M5310 - 11

**11 Minstrel Walk, March, Cambridgeshire,
PE15 9JT**

Modern ground floor flat situated in the town centre. Accommodation including lounge/kitchen, bedroom and bathroom, the property benefits from enclosed garden, double glazing and electric heating. Deposit and rent payable in advance.





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LOUNGE 9' 10" x 9' 5" (3m x 2.87m)
Entrance double glazed door to lounge and kitchen, double glazed door to front, two electric radiators, flat ceiling with lights.

KITCHEN 10' 8" x 6' 9" (3.25m x 2.06m)
Range of base units with worktop surface, tiled splashbacks, stainless steel single drainer sink bowl unit, oven, hob and extractor fan, integral fridge/freezer and dishwasher, flat ceiling with spotlights and smoke alarm.

BEDROOM 13' L shaped x 9' 5" (3.96m x 2.87m) Double glazed patio doors to rear, electric radiator, flat ceiling with light, cupboard housing washing machine and immersion tank.

BATHROOM 7' 2" x 5' 10" (2.18m x 1.78m) Low level wc, pedestal wash hand basin, bath with shower over, towel radiator, flat ceiling with light and extractor fan.

GARDEN Enclosed rear garden with patio area.

SERVICES Mains water, electricity, and drainage. Radiator electric heating.

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

VIEWING Please contact us to arrange a viewing. The Health and Safety of those viewing is the responsibility of the individual undertaking the viewing. Neither the Seller nor the Agent accept any responsibility for damage or injury to persons or property as a result of viewing and parties do so entirely at their own risk.

COUNCIL TAX BAND A

EPC RATING B

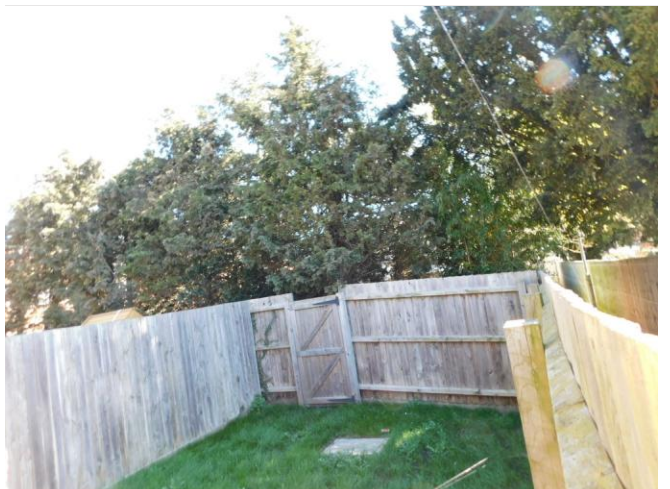
PAYMENT OF RENT Payment of rent for this property will be by Standing Order from your bank account. We are not able to accept payments by cash at our offices.

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.