



# MAXEY GROUNDS

[residential.lettings@maxeygrounds.co.uk](mailto:residential.lettings@maxeygrounds.co.uk)

01354 607105 or 01945 428825

Residential Lettings

## £850 pcm



Ref: M5310 - 4

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

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





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**ENTRANCE HALL** Double glazed entrance door, flat ceiling with spotlights and smoke alarm, intercom system, two electric radiators, stairs leading off.

**BATHROOM** 8' 3" in recess x 5' 5" (2.51m x 1.65m) Double glazed window, flat ceiling with spotlights and extractor fan, low level wc, vanity wash hand basin, bath with shower attachment, shower cubicle, tiled splashbacks.

**BEDROOM ONE** 14' 2" x 10' 11" (4.32m x 3.33m) Double glazed window to side, flat ceiling with light, electric radiator.

**BEDROOM TWO** 10' 7" x 9' 4" (3.23m x 2.84m) Double glazed window to side, flat ceiling with light, electric radiator.

**FIRST FLOOR** Stairs and landing.

**KITCHEN** 14' 2" L shaped x 10' 11" (4.32m x 3.33m) Two double glazed windows to side, electric radiator, flat ceiling with spotlights and loft hatch, oven, hob and extractor fan, range of wall and base units, worktop surfaces with stainless steel one and a half bowl sink unit, tiled splashbacks, integrated dishwasher, fridge/freezer and washing machine.

**LOUNGE** 21' 7" x 15' 1" (6.58m x 4.6m) Two double glazed windows to side, two electric radiators, tv point, flat ceiling with spotlights.

**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.

**COUNCIL TAX** BAND A

**EPC RATING** D

**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** 11th April 2025



MAXEY  
GROUNDS





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