



4 Mortons Court, March PE15 8LG

welcome to

Mortons Court, March

- Ground Floor Flat
- Two Bedrooms
- Investment Opportunity
- Double Glazed
- Open plan Kitchen / Living Room

Tenure: Leasehold
EPC Rating: D

£107,500

view this property online williamhbrown.co.uk/Property/MCH111125

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs



Property Ref:
MCH111125 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Please Note

The photograph used shows the front elevation of the block the property is situated within.

Communal Entrance Door

to

Entrance Hall

(serving two flats only)

Entrance Door

to

Lobby

Cupboard. Leading to

Hall

Laminate floor. Airing cupboard.

Kitchen / Living Room

14' 10" x 11' 6" (4.52m x 3.51m)
Window to rear. Single drainer stainless steel sink. Worktop surfaces. Cupboards and drawers under. Wall cupboards Tiled splashbacks. Tiled floor to kitchen area. Electric oven, hob and extractor fan. Two wall lights. Electric radiator.

Bedroom One

9' 8" x 8' 3" (2.95m x 2.51m)
Window to front. Electric radiator.

Bedroom Two

8' 1" x 7' 6" (2.46m x 2.29m)
Window to rear. Electric radiator.

Bathroom

Panelled bath with shower over. Concealed cistern wc and vanity basin. Part tiled walls. Tiled floor. Extractor fan. Shaver point.

Outside

There are communal gardens with drying area.

There is a shared area for off road parking (on a first come first served basis)

Agents Note

The property will be sold with a tenant in situ.



william h brown



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