



West End, March PE15 8DR

welcome to
West End, March

**** Cash Buyers Only ** One Bedroom First Floor Flat - Gas Central Heating - 17ft x 18ft Lounge
Fitted Kitchen - Town Centre Location ** Tenant In Situ ****



Communal Entrance

to

Communal Hall

Door to

Lounge

18' 4" x 17' 2" (5.59m x 5.23m)

Two bay windows to front. Two radiators. TV point.
Telephone point. Feature fireplace.

Kitchen

10' 2" x 5' 8" (3.10m x 1.73m)

Window to rear. Heated towel rail. Single drainer
sink with mixer taps. Electric oven, ceramic hob and
cooker hood above. Range of wall and base units.

Bedroom

14' x 10' 4" (4.27m x 3.15m)

Window to rear. Radiator.

Bathroom

Panelled bath with shower mixer taps. Heated towel
rail. Low level wc. Vanity wash hand basin with
storage under. Extractor fan. Tiled walls.



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- One Bedroom First Floor Flat
- Town Centre Location
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- Cash Buyers Only
- Overlooking River Nene

Tenure: Leasehold EPC Rating: D

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers over
£80,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the
postcode not the actual property

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Property Ref:
MCH113321 - 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.



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