



Camargue Drive, March PE15 9PD

welcome to

Camargue Drive, March

- First Floor Flat
- One Bedroom
- Car Port & Parking
- Potential Investment
- Tenant in Situ

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1422.33

Ground Rent: 112.79

This is a Leasehold property with details as follows; Term of Lease 127 years from 01 Dec 1991. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£100,000

Entrance Door to

Hall

Loft access. Door to front. Electric radiator. Airing cupboard with water tank. Storage cupboard.

Lounge

10' 1" x 16' 1" (3.07m x 4.90m)
Laminate flooring. Window to front.
Electric heater.

Kitchen

10' x 7' (3.05m x 2.13m)
Window to front. Laminate flooring.
Tiled splashbacks. Ceramic single
drainer sink with mixer taps. Free
standing appliances. Range of wall
cupboards and base units. Free
standing oven.

Bedroom

10' 9" x 7' 11" (3.28m x 2.41m)
Window to front. Fitted wardrobes to
one wall.

Bathroom

Low level wc. Wash hand basin. Part
tiled walls. Vinyl flooring. Shower
cubicle with electric shower. Extractor
fan. Electric wall heater.



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Property Ref:

MCH112990 - 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.

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