

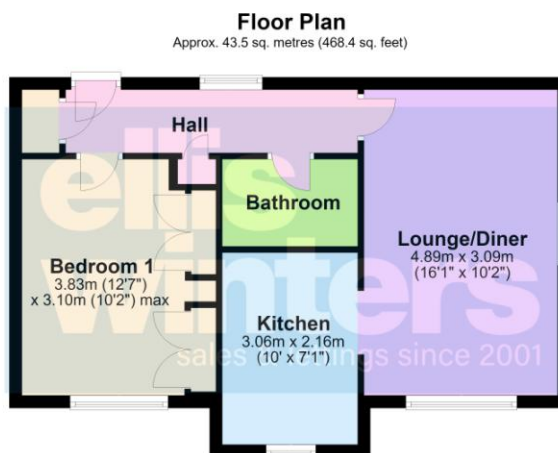
£105,000

46 Camargue Drive, March, PE15 9PD



To arrange a viewing call us now on 01354 701000

Located in a popular area south of the town this beautifully presented first floor flat boasts a lovely corner position with accommodation comprising kitchen with integral oven, hob and fridge, dual aspect lounge/diner, double bedroom with fitted wardrobes and well presented bathroom. Outside there are communal gardens and parking plus private carport. EPC TBC



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Hall
Window, storage cupboard, electric heater, airing cupboard.

Lounge/Diner
4.89m (16'1") x 3.09m (10'2")
Dual aspect windows, electric heater, ornamental fireplace, open plan to:

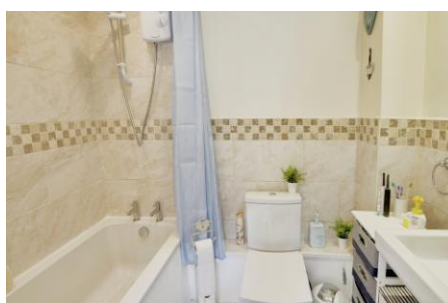


Kitchen 3.06m (10') x 2.16m (7'1")
Fitted with wall and base units with integral oven, hob, hood and fridge, space for washing machine and fridge/freezer, sink unit with mixer tap, window, access to loft with lighting.



Bedroom
3.83m (12'7") x 3.10m (10'2") max
Wardrobes and dressing table to one wall, electric heater, window.

Bathroom
Fitted with a three piece suite comprising bath with electric shower over, wash hand basin and WC, extractor fan.



Outside
There are communal gardens and parking and the property comes with a privately owned carport.

Leasehold
Council tax band A



Leasehold having 127 years from December 1991 - TBC
Maintenance charge of approx. £1500 PA and £112 ground rent

Buyer ID Checks

To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment.

The cost is £66.67 plus VAT per transaction (£80 inc VAT), payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.

Our team will guide you through the process when you make an offer on a property.

Disclaimer

All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.

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