

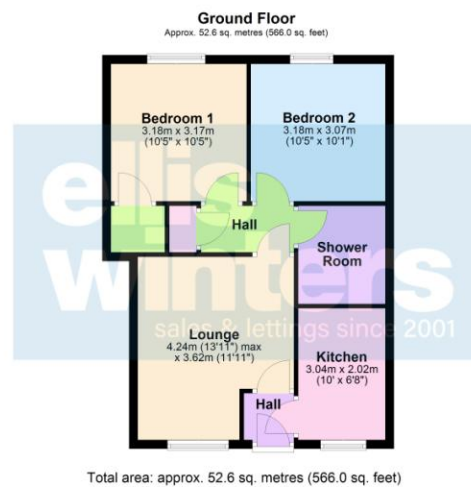
# £120,000

3 Scott House St. Johns Chase, March, PE15 8UQ



**To arrange a viewing call us now on 01354 701000**

This great ground floor flat is located close to town and train station and boasts well proportioned accommodation within. Features include a nice size lounge, kitchen, two double bedrooms and a shower room. Outside there are communal gardens and an allocated parking space. EPC D



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**Hall**

**Kitchen**

3.04m (10') x 2.02m (6'8")

Wall and base units with electric cooker point, sink unit with mixer tap, space for washing machine, window to front.

**Lounge**

4.24m (13'11") max x 3.62m (11'11")

Window to front, electric heater.

**Inner Hall**

Airing cupboard, electric heater.

**Bedroom 1**

3.18m (10'5") x 3.17m (10'5")

Window to rear, cupboard/wardrobe.

**Bedroom 2**

3.18m (10'5") x 3.07m (10'1")

Window to rear.

**Shower Room**

Fitted with electric shower, wash hand basin, WC, window to side.

**Outside**

There is an allocated parking space and communal gardens.

**Leasehold**

Council tax band A

The lease commenced in June 2005 and was for 999 years. The owner advises that the last 6 month service charge and maintenance from December was £581.34.

**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**

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