



Hemmings Court, The Birches, March  
**£90,000 Leasehold**

**Sharman  
Quinney**

# Key Features

 1  1  C  A



125 Years remaining as of 10 Aug 2005

£250.00 Ground Rent pa

Review due: Ask Agent

£1847.36 Service Charge pa

Review due: Ask Agent

- No Onward Chain
- 105 Years Remaining on Lease
- Private Parking
- Walking Distance to Town Centre
- Easy Access to A47 and A141

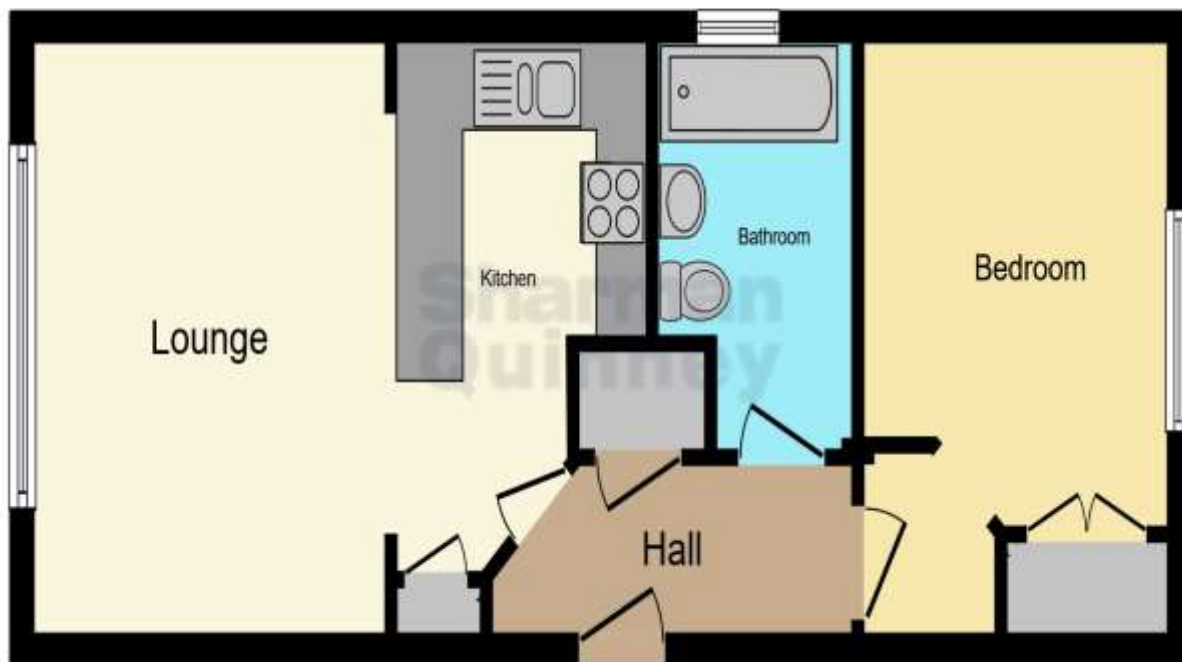
## Entrance Lobby -

Uvpc door to front leading to another auto locking door, stairs to first floor and access to flat. Please note that this area is locked and only residents/maintenance have access.

## Entrance Hall -

Carpet flooring, storage cupboard, access to all





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## rooms

Kitchen/Diner/Lounge - 5.4m x 3.9m (17'9" x 12'10")

Window to front and side, lounge area has carpet flooring, separated from the kitchen by a half wall. The kitchen has tiled flooring, a range of base and wall units with integrated oven and gas hob, space for washing machine, undercounter fridge/freezer and dishwasher, cupboard housing boiler. There is also a storage cupboard housing the electric consumer unit.

Bedroom - 3.9m x 2.5m (12'10" x 8'2")

Window to rear, carpet flooring, built in wardrobe

Bathroom - 2.8m x 1.6m (9'2" x 5'3")

Frosted window to side, tiled flooring and walls, three piece suite comprising of panelled bath, shower overhead, pedestal sink, low rise WC and heated towel rail.

## Agents Notes

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

To view this property call Sharman Quinney on:  
**01354 661166**

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 8 Broad Street, MARCH, Cambridgeshire, PE15  
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 SCAN ME



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1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: MRC206829 - 0001

