



Hemmings Court, The Birches, March
£85,000 Leasehold

**Sharman
Quinney**

Key Features

 1  1  C  A



125 Years remaining as of 15 Jul 2005

£250.00 Ground Rent pcm

Review due: [Ask Agent](#)

£1847.36 Service Charge pcm

Review due: [Ask Agent](#)

- Ideal Investment Opportunity
- Being Sold with a Tenant in Situ
- Walking Distance to Town Centre
- Allocated Parking and Communal Garden
- Open Plan Living

The building is accessed via a secure communal entrance with auto-locking doors, with access restricted to residents and maintenance staff. Stairs lead to the first floor and the private entrance to the flat.

Upon entering, the hallway provides access to all rooms. The main living space comprises a modern



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metaplan 12/03/06

open-plan kitchen, lounge and dining area, with windows to both the front and side providing plenty of natural light. The kitchen is fitted with an integrated oven and gas hob, stainless steel sink, ample storage and space for both a washing machine and fridge/freezer. The hallway leads to a three-piece bathroom suite and a generous double bedroom, which benefits from built-in wardrobes.

Outside, residents have access to a communal garden, while the property also benefits from allocated parking to the front of the building.

Agents Note

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

Selling your property?

Contact us to arrange a **FREE**
home valuation.

 01354 661166

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 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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: MRC207166 - 0001

