

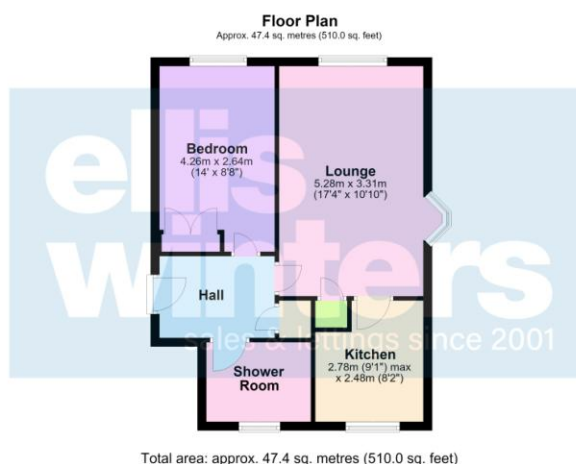
£90,000

3 Hansart Court, March, PE15 8JY



To arrange a viewing call us now on 01354 701000

Tucked away in a quiet courtyard in the centre of town this over 55's first floor flat benefits from an emergency on call facility with the independence of living alone. Accommodation comprises good size dual aspect lounge, kitchen, generous double bedroom with built in wardrobes and shower room. Outside there is ample parking on a first come, first served basis and a beautiful, south facing communal garden. No chain! EPC D



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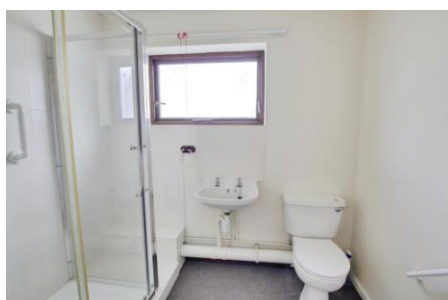


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Hall
Storage cupboard, access to loft.

Kitchen
2.78m (9'1") max x 2.48m (8'2")
Wall and base units, sink unit, space for washing machine, electric cooker point, window to front.



Lounge
5.28m (17'4") x 3.31m (10'10")
Window to rear, feature window to side, electric heater, storage cupboard, emergency pull cord.

Bedroom
4.26m (14') x 2.64m (8'8")
Window to rear, double wardrobe, electric heater, emergency pull cord.



Shower Room
Fitted with a three piece suite comprising oversized shower cubicle, wash hand basin and WC, window to front, emergency pull cord.

Outside
The main courtyard boasts a generous number of parking bay on a first come, first served basis. A pathway leads round to the communal south facing garden which is laid to patio and lawn with mature trees and shrubs.



Leasehold
Approx 61 yrs remain on the lease
Service charge of approx. £125 PCM and £26 ground rent per 6 months.

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.

Ellis Winters also provides professional Lettings, Property Management, Estate Management and Block Management services. Whether you are considering renting your property to support your next move, exploring buy-to-let opportunities, seeking a review of your existing portfolio, or looking for expert management support, our experienced team is on hand to assist. Please contact us using the details above to discuss your requirements.

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