

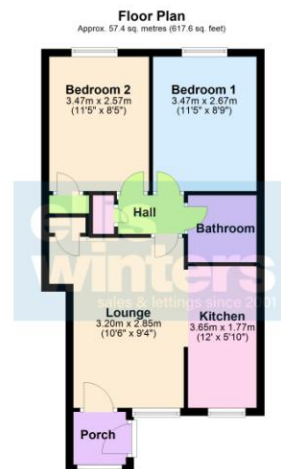
# £125,000

12 Norfolk Court, Station Road, March, PE15 8NU



To arrange a viewing call us now on 01354 701000

Located close to town and train station and offered with no chain this lovely ground floor flat has it all! Accommodation comprises a refitted kitchen with oven and hob, nice size lounge, two double bedrooms and refitted bathroom. Outside there is an allocated parking space and communal east facing garden. EPC C



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**Porch**  
Window to front, door to:



**Lounge**  
3.20m (10'6") x 2.85m (9'4")  
Window to front, cupboard housing gas fired boiler, radiator, open plan to:



**Kitchen**  
3.65m (12') x 1.77m (5'10")  
Refitted with wall and base units with oven, hob and hood, space for washing machine and fridge/freezer, sink unit with mixer tap, window to front.



**Inner Hall**  
Storage cupboard.



**Bedroom 1**  
3.47m (11'5") x 2.67m (8'9")  
Window to rear, radiator.

**Bedroom 2**  
3.47m (11'5") x 2.57m (8'5")  
Window to rear, radiator, cupboard.

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

**Outside**  
There is an allocated parking space and communal gardens both front and rear.

**Leasehold**  
Council tax band A

It should be noted that there was a 999 year lease which started in September 1977  
Ground rent and maintenance of £1140 for 2026

#### 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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