

**ROBERT  
HALE  
HOMES FOR  
SALE**

6, Wheel Centre, Broad St.,  
March, Cambs. PE15 8TX

**MARCH**

**01354 652785**

E-mail:  
march@robert-hale-homes.co.uk

Website:  
www.robert-hale-homes.co.uk

**7 DAYS**

**WISBECH 465222**

**MARCH 652785**

**NAEA NETWORK**

**OVER 1000 OFFICES**



**12 HANSART COURT  
MARCH  
PE15 8JY**

**THE PROPERTY**

BEAUTIFULLY PRESENTED TOWN CENTRE TWO BEDROOMED FIRST FLOOR FLAT FOR THE OVER 55s \* 17FT LOUNGE \* LOVELY FITTED KITCHEN \* DOUBLE GLAZING \* COMMUNAL GARDENS \* COMMUNAL OFF-ROAD PARKING \* IDEAL RETIREMENT FLAT \* VIEW QUICKLY \* NO UPWARD CHAIN!

<b>FIXED PRICE</b>	<b>£120,000</b>	LEASEHOLD	EPC BAND TBA
<b>COUNCIL TAX</b>	BAND A	FENLAND DISTRICT COUNCIL	REF. NO. M4920

**SELLING? FREE, FREE, VALUATIONS!**



For your own peace of mind, always have an independent survey,  
and always test all systems and appliances!  
Items displayed in photographs may not necessarily be included.



**REF. NO. M4920**

**12 HANSART COURT, MARCH**

**HOW TO GET THERE**

From our March office turn into Robingoodfellows Lane proceed and Hansart Court will be seen on the right hand side.

**THE ACCOMMODATION**

(Dimensions given are approximate only).

**SECURE ENTRANCE LOBBY:**

**ENTRANCE HALL**

With laminate floor, built in airing cupboard housing hot water cylinder & immersion heater.

**LOUNGE/DINER**

17' 8" (max) x 10' 8" (max) With electric radiator.

**FITTED KITCHEN**

11' 8" (max) x 6' 5" (max) With preparation surfaces with drawers & cupboards under, inset stainless steel single drainer sink unit with mixer tap & cupboards under, space/plumbing for washing machine, space for freezer, Flavel electric cooker, space for fridge, larder cupboard, acrylic splash back, built in store cupboard, electric wall heater.

**BATHROOM/W.C./SHOWER ROOM**

With panelled bath with thermostatic shower over and folding screen, pedestal wash basin, low level w.c., heated towel rail, part tiled walls, extractor fan, electric wall fan heater.

**BEDROOM NO. 1**

13' 1" (max) x 8' 9" (max) With electric radiator, built in wardrobe/cupboards.

**BEDROOM NO. 2**

9' 2" (max) x 8' 5" (max) With electric radiator.

**OUTSIDE**

**COMMUNAL OFF ROAD PARKING**

**GARDENS**

Communal gardens.

**N.B.**

The vendor has informed us the following:

Service Charge £116.81 per month

Ground Rent £52 per year

There is approximately 62 years left on the Lease



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