



**Hansart Court, Robingoodfellows Lane, March PE15 8JY**

**welcome to**

**Hansart Court, Robingoodfellows Lane, March**

**\*\* NO ONWARD CHAIN \*\* OVER 55's ONLY - First Floor Flat - Two Bedrooms - Electric Heating - Extended Lease - Parking - Viewing Recommended**



## Entrance Door

## Hall

Loft access. Airing cupboard housing hot water tank (which is lagged and has immersion)

## Lounge

Window to rear. TV point. Storage heater. Walk in storage cupboard.

## Kitchen

Window to front. Single drainer sink with mixer taps. Plumbing for washing machine. Electric oven, hob and extractor over. Walk in storage cupboard. Electric wall heater.

## Bedroom One

Window to rear. Storage heater. Integral wardrobes.

## Bedroom Two

Window to rear. Storage cupboard.

## Bathroom

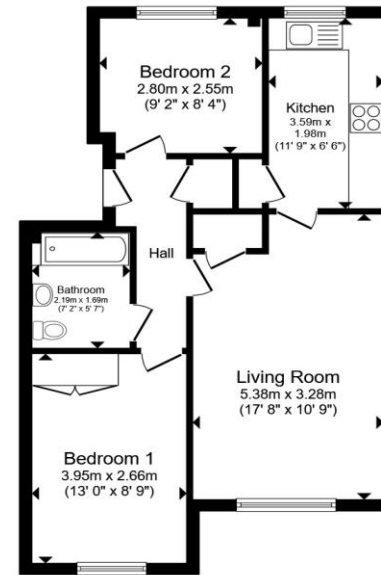
Panelled bath. Electric wall heater. Low level wc. Wash hand basin. Extractor fan.

## Outside

The property benefits from off road parking (not allocated)

## Agents Note:

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.



Total floor area 52.8 m<sup>2</sup> (568 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

  
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- First Floor Flat
- Two Bedrooms
- Over 55's Only
- NO ONWARD CHAIN
- Electric Heating

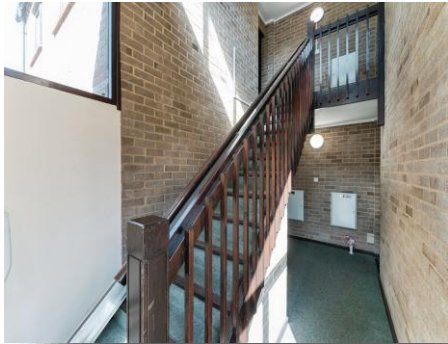
Tenure: Leasehold EPC Rating: Awaiting

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 52.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £115,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
MCH114814 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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