

# £100,000

19 Hussars Court, March, PE15 9TJ



**To arrange a viewing call us now on 01354 701000**

This beautifully presented first floor flat has much to offer including a refitted kitchen with oven and hob, fully tiled shower room, good size lounge and double bedroom with fitted furniture. Outside there is a carport and communal gardens. Viewing is essential to fully appreciate all that is on offer here! EPC C



Total area: approx. 44.0 sq. metres (473.1 sq. feet)

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#### Hall

Storage cupboard, airing cupboard, access to loft with ladder, electric heater.



#### Lounge/Diner

5.30m (17'5") x 3.06m (10')

Window, electric heater, open plan to:

#### Kitchen

2.26m (7'5") x 2.12m (6'11")

Refitted with wall and base units with integral oven, hob and hood, space for washing machine, sink unit with mixer tap, window.



#### Bedroom

3.15m (10'4") x 3.08m (10'1")

Window, fitted wardrobes and dresser to one wall, electric heater.



#### Show er Room

Refitted and fully tiled. Fitted with a three piece suite comprising oversized shower cubicle, vanity wash hand basin and WC.

#### Outside

There is a carport, communal gardens and first come, first served parking spaces.

#### Leasehold

Council tax band A

The lease commenced 1/12/89 and is 127 years in length

We have been advised that the current owner pays £117 per year ground rent and £933 every 6 months for maintenance.



#### 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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