

**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**



**3, HANSART COURT,  
MARCH,  
PE15 8JY.**

**THE PROPERTY**

SPACIOUS MODERN ONE BEDROOMED FIRST FLOOR FLAT IN THIS HIGHLY SOUGHT AFTER DEVELOPMENT SITUATED IN THE VERY CENTRE OF TOWN \* ON-SITE COMMUNAL OFF ROAD PARKING \* SERVICE CHARGE INCLUDES EMERGENCY ALARM SERVICE AND REMOTE CONTROLLED INTERCOM CONTROL OF MAIN GROUND FLOOR ENTRANCE LOBBY \* DOUBLE GLAZING \* PURCHASERS MUST BE OVER THE AGE OF 55 YEARS.

<b>PRICE</b>	<i>Reduced to</i> <del>£99,000</del> <del>£90,000</del> <b>£85,000</b>	LEASEHOLD	EPC BAND D
<b>COUNCIL TAX</b>	BAND A	FENLAND DISTRICT COUNCIL	REF. NO. M4865

**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.



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**3, 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).

**COMMUNAL ENTRANCE LOBBY** With stairway off to first floor landing.

**ENTRANCE HALL**

With built-in linen cupboard.

**LOUNGE/DINER**

17'4"(max) x 11'(max) With Dormer Window, built-in cupboard. Intercom to front door, remote alarm, off peak radiator.

**KITCHEN**

9'1"(max) x 8'(max) With inset stainless steel single drainer sink unit with cupboards under, preparation surfaces with drawers and cupboards under, double wall cupboard, larder cupboard with cupboard over, part tiled walls, Dimplex electric wall fan heater.

**SHOWER ROOM/W.C.**

With low level w.c., hand washbasin, part tiled walls, tiled and screened shower cubicle with electric shower overhead, Dimplex electric wall fan heater.

**BEDROOM**

14'1"(max) x 8'8"(max) 'L' shaped with off peak radiator, built-in double wardrobe/cupboard.

**OUTSIDE**

**COMMUNAL PARKING AREA**

**COMMUNAL GARDENS**

**N.B.**

**The vendor informs us the following:**

**Ground Rent £52 per annum**

**Service Charge £121.73 per month (This may go up in April)**

**There is approx. 61 years left on the lease.**

**(All the above is subject to verification)**



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# Hansart Court

