

**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**



**22 CAMARGUE DRIVE  
MARCH  
PE15 9PD**

**THE PROPERTY**

MODERN, GROUND FLOOR, ONE BEDROOMED FLAT IN A SOUGHT AFTER LOCALITY \* FITTED KITCHEN WITH BUILT-IN OVEN AND HOB ETC. \* 16FT LOUNGE \* CAR PORT PLUS COMMUNAL PARKING AREA \* IDEAL FIRST TIME BUY OR INVESTMENT AS 'BUY TO LET'! VIEW QUICKLY TO AVOID DISAPPOINTMENT!

<b>PRICE</b>	<i>Reduced to</i> <del>£100,000</del>	<b>OFFERS OVER</b> <del>£95,000</del>	<del>£93,000</del>	<b>£90,000</b>	EPC BAND D
<b>COUNCIL TAX</b>	BAND A	LEASEHOLD	FENLAND DISTRICT COUNCIL	REF. NO. M4842	

**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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**22 CAMARGUE DRIVE, MARCH**

**HOW TO GET THERE**

From the Fountain near our March office proceed along Broad Street and continue through High Street and straight over the traffic lights into The Causeway which then leads into The Avenue. From there take the first left into Cavalry Park and then the second right into Camargue Drive.

**THE ACCOMMODATION**

(Dimensions given are approximate only).

**SECURE GROUND FLOOR ENTRANCE LOBBY**

**ENTRANCE HALL**

with built in airing cupboard housing hot water cylinder with twin immersion heaters, built in store cupboard.

**LOUNGE/DINER**

16' (max) x 10' (max) with electric wall heater, feature archway opens into:

**FITTED KITCHEN**

10' (max) x 7' 5" (max) with built in electric hob, built in electric oven, electric hob hood, range of wall cupboards, inset stainless steel single drainer sink unit with mixer taps and cupboards under, preparation surfaces with drawers and cupboards under, space/plumbing for automatic washing machine, part tiled walls.

**BATHROOM/W.C.**

with pedestal washbasin, low level w.c., panelled bath, part tiled walls, Heatstore electric wall heater, light/shaver point, extractor fan.

**BEDROOM NO. 1**

10' 9" (max) x 10' (max) with full width range of fitted units including wardrobes/cupboards, blanket cupboard and dressing unit, electric wall heater.

**OUTSIDE**

**CAR PORT**

**COMMUNAL PARKING**

**N.B.**

The Vendor informs us that the last figure for Ground Rent was £112.00 per annum and the Service Charge was £115.00 per month. There is approximately 93 years left on the Lease.



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# Camargue Drive

