



# MAXEY GROUNDS

residential.lettings@maxeygrounds.co.uk

01354 607105 or 01945 428825

Residential Lettings

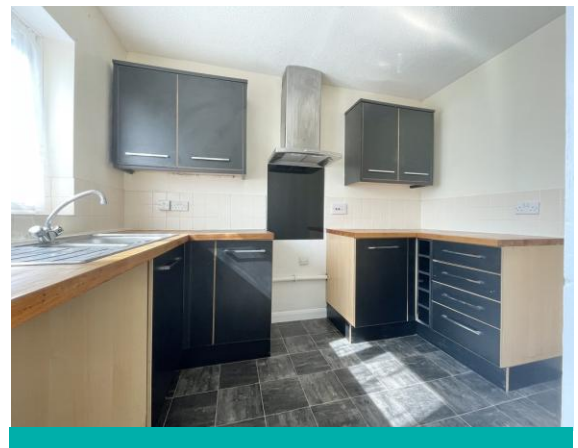
## £685 pcm



Ref: M5454

### **1 Ariel House, St. Johns Chase, March, Cambridgeshire, PE15 8RL**

Ground floor flat with accommodation including lounge, kitchen, 2 double bedrooms and bathroom. Having double glazing and electric heating, the property further benefits from allocated parking space.





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**ENTRANCE HALL** Double glazed front entrance door leading to kitchen and Lounge.

**LOUNGE** 14' 0" x 11' 10" (4.27m x 3.61m) Double glazed window to front, fireplace, door to inner lobby.

**INNER HALLWAY** 6' 4" x 3' 0" (1.93m x 0.91m) Built-in airing cupboard, electric radiator, doors to all bedrooms.

**KITCHEN** 10' 0" x 6' 11" (3.05m x 2.11m) Double glazed window to front, wall, base and drawer units with worktop surfaces, tiled splashbacks, single drainer sink unit with drawer and mixer tap over, space for cooker, fitted extractor hood, plumbing for washing machine, space for fridge freezer.

**BEDROOM ONE** 10' 6" x 10' 6" (3.2m x 3.2m) Double glazed window to rear, built-in wardrobe/store, electric radiator.

**BEDROOM TWO** 10' 0" x 10' 0" (3.05m x 3.05m) Double glazed window to rear, electric radiator.

**BATHROOM** Double glazed window to side, low level wc, pedestal wash hand basin, panel bath with shower over.

**GARDEN** Communal garden area to rear. Allowed parking space.

**SERVICES** Mains water, drainage and electric.

**DIRECTIONS** From our High Street March Office turn right and travel through Broad Street, turn right at the mini roundabout onto Station Road. Following Station Road take the 2nd turning right onto St Johns Road and then turn left into St Johns Chase. At the bottom of St Johns Chase turn to the right where Ariel House can be found on your left hand side.

**VIEWING** Please contact us to arrange a viewing. The Health and Safety of those viewing is the responsibility of the individual undertaking the viewing. Neither the Seller nor the Agent accept any responsibility for damage or injury to persons or property as a result of viewing and parties do so entirely at their own risk.

**COUNCIL TAX** BAND A.

**EPC RATING** D.

**PAYMENT OF RENT** Payment of rent for this property will be by Standing Order from your bank account. We are not able to accept payments by cash at our offices.

**TENANCY DEPOSIT** For all accepted tenancies a deposit equivalent to five weeks rent will be required to be paid at the start of the tenancy and will be lodged with either the TDS or DPS unless otherwise stated.

**PARTICULARS PREPARED** 27<sup>th</sup> April 2026



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**Residential Lettings**

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**ASK FOR DETAILS OF HOW WE CAN HELP YOU**



Agents Note - Maxey Grounds & Co LLP for themselves and all employees and for the Vendors and Lessors of this property for whom they act as Agent give notice that these particulars are a general outline only for guidance, having been prepared in good faith, and do not constitute an offer or contract. Measurements and distances are given as a guide only. We have endeavoured to ensure the information is accurate, but we would urge you to contact the relevant office of Maxey Grounds & Co LLP before travelling any great distance to ensure that your impression of the property is as we intended. The services, appliances and equipment have not been tested and prospective Purchasers/Tenants should satisfy themselves on such matters prior to purchase/lease. No person in the employment of Maxey Grounds & Co LLP has any authority to make or give representation or warranties whatever in relation to the property.