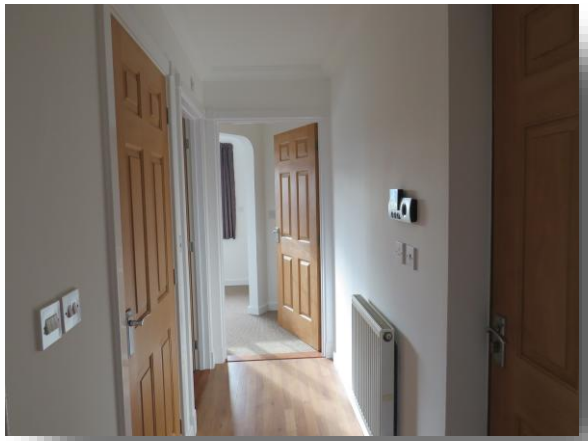
Hemmings Court, The Birches, March PE15 8DQ

william h brown

welcome to

Hemmings Court, The Birches, March

Calling All Investors / First Time Buyers ! First Floor Flat - One Bedroom - Gas Fired Central Heating - Allocated Parking ** Tenant In Situ **



Communal Entrance

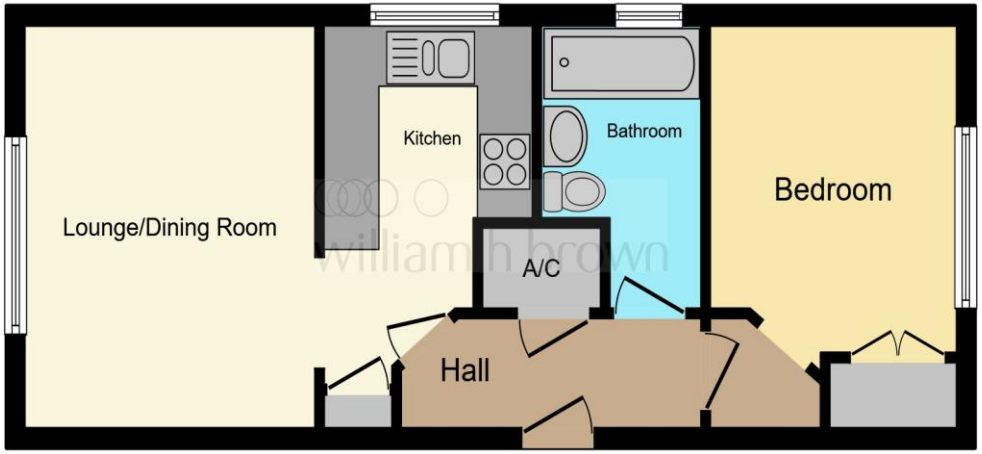
Hall
Radiator. Storage cupboard. Smoke alarm.

Lounge
13' 2" x 10' 5" (4.01m x 3.17m)
Window to front. Radiator. TV point. Open plan to

Kitchen
12' x 7' 5" (3.66m x 2.26m)
Window to side. Single drainer sink with mixer taps, 1 1/4 bowl. Electric oven, gas hob and cooker hood above. Plumbing for washing machine. Gas central heating boiler (wall mounted) Wall units with matching work surfaces and storage under.

Bedroom
10' 10" x 8' 10" (3.30m x 2.69m)
Window to rear. Radiator. Fitted wardrobes. Loft access. Separate Dressing Area.

Bathroom
Window to side. Panelled bath with shower above. Low level wc. Pedestal wash hand basin. Heated towel rail. Extractor fan.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

Hemmings Court, The Birches, March

- First Floor Flat
- One Bedroom
- Gas Central Heating
- Allocated Parking
- NO CHAIN

Tenure: Leasehold EPC Rating: C
Council Tax Band: A Service Charge: 1737.48
Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 15 Jul 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£85,000

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MCH114822

The Property Ombudsman

Property Ref:
MCH114822 - 0003

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.

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