



Wade Wright Court, Priory Road, Downham Market, PE38 9HY

welcome to

Wade Wright Court, Priory Road, Downham Market

Chain free! A two bedroom second floor apartment, positioned within a popular retirement complex in the town centre. Set within the heart of Downham Market, the property is within walking distance to all shops & supermarkets, and benefits from a range of on-site amenities.



Accommodation:

Entrance Hall

Electric radiator. Large storage cupboard.

Lounge/Diner

Double-glazed window to the front. Feature fireplace.

Kitchen

This fitted kitchen includes both wall & base units with work surfaces over, a sink & drainer unit, built-in electric oven & a gas hob with cooker hood over. There is also space for an under-counter fridge, as well as space & plumbing for a washing machine & dishwasher. Electric heater. Double-glazed window to the front.

Bedroom One

Double-glazed window to the rear. Electric radiator. Built-in wardrobe.

En Suite

Fitted with WC, wash hand basin & shower cubicle. Heated towel rail. Electric heater.

Bedroom Two

Double-glazed window to the front. Loft access. Electric radiator.

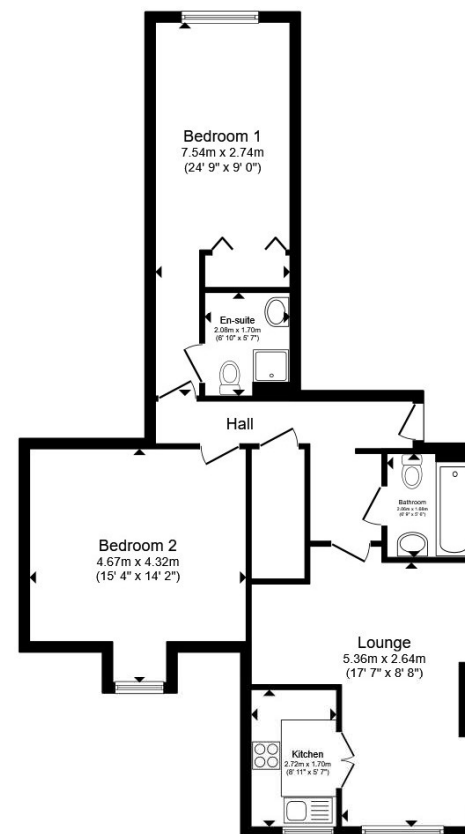
Bathroom

Fitted with WC, wash hand basin & bath with shower over. Heated towel rail.

Agent's Note

Heating to the property is served by night storage heating. Please contact the branch for further information if required.

There is a ground rent of £450 per annum, payable half yearly. The service charge (including buildings insurance) is £4417.08 per annum, also payable half yearly.



Total floor area 76.4 m² (823 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to

Wade Wright Court, Priory Road, Downham Market

- Two bedroom apartment
- Second floor
- Lounge + dining area
- En suite shower room
- Walking distance to town centre

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 4417.08

Ground Rent: 450.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Nov 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£145,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/DHM112740



Property Ref:
DHM112740 - 0005

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01366 387638



DownhamMarket@williamhbrown.co.uk



2 Market Place, DOWNHAM MARKET, Norfolk,
PE38 9DE



williamhbrown.co.uk