



King & Partners

SALES • LETTINGS • MORTGAGES

9 Market Place,
Downham Market, PE38 9DG

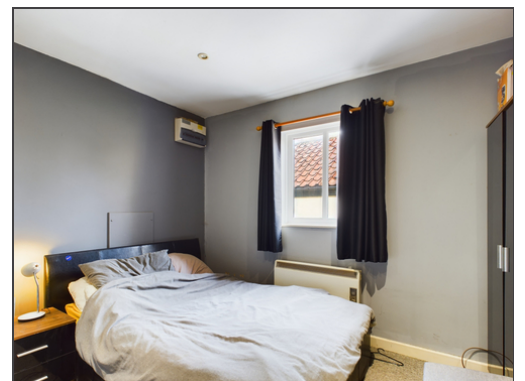
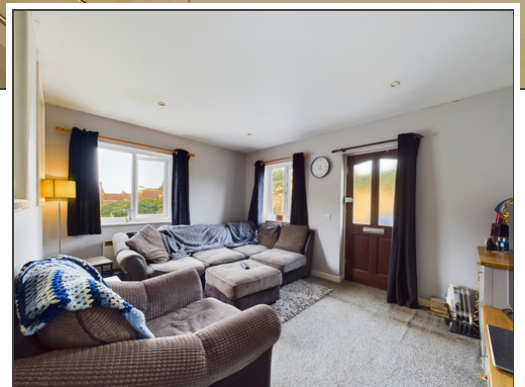
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**3 Rampant Horse Lane, Downham Market,
Norfolk, PE38 9DQ**

£112,000 Leasehold

- First Floor Flat
- One Bedroom
- Fitted Kitchen
- Living Room
- Shower Room
- Allocated Parking Space
- UPVC Double Glazed Windows & Electric Heating
- No Onward Chain
- EPC Rating D





Situated in a central location within Downham Market, close to shops, local amenities and a mainline rail link to Cambridge and London is this one bedroom first floor flat. The property comprises of a Living Room, fitted kitchen, bedroom and a shower room. It has the benefit of an allocated parking space and is offered with NO ONWARD CHAIN.

Part Glazed Door To:

Living Room

10' 5" x 13' 5" (3.17m x 4.09m) UPVC double glazed window to front and side. Glazed windows to kitchen. Opening to hall. Spot lights. Electric heater.

Kitchen

7' 8" x 9' 9" (2.34m x 2.97m) Fitted with a range of wall and base units with roll edge worktop incorporating a stainless steel sink and drainer with mixer tap. Integrated oven. Integrated hob. Extractor fan. Spotlights

Bedroom

11' 2" x 9' 10" (3.40m x 3.00m) UPVC double glazed window to side. Electric heater.

Shower Room

6' 1" x 5' 10" (1.85m x 1.78m) Max. Shower cubicle. Wash hand basin. W.C. Extractor fan. Spot lights

Outside.

There is an allocated parking space.

Agents Note:

Lease: 119 Years

Current Ground Rent: £100 per annum.

Current Maintenance Charge: £250 per annum

Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to King & Partners in the first instance.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

