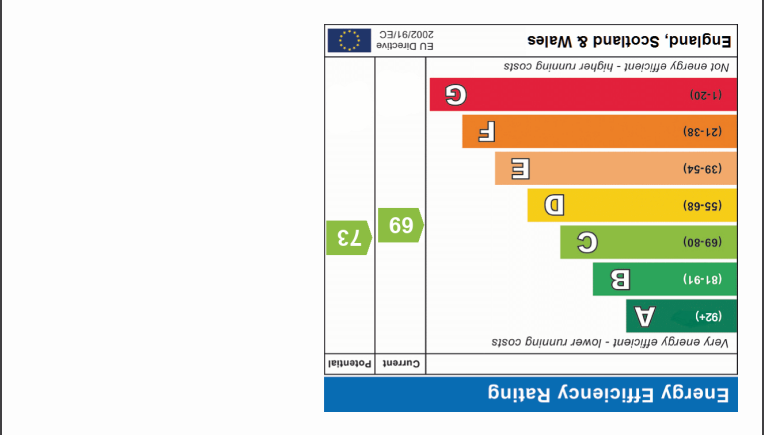


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PE38 9DG

9 Market Place, Downham Market



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11 Old Town Close  
Downham Market, PE38 9HJ

£140,000

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# Old Town Close

Downham Market, PE38 9HJ

This two bedroom ground floor apartment is in a good location for anyone wishing to be within walking distance to the shops and services of Downham Market. The property is situated on the ground floor and comprises of a fitted kitchen, bathroom, living room and two double bedrooms. Outside is a communal well kept garden and a brick bin store. To the rear of the property there is an allocated parking space. There is UPVC sash double glazed windows and electric night storage heaters.



Front Entrance To:

Entrance Hall

Doors to bedrooms, kitchen, living room and bathroom

Living Room

11' 5" x 12' 9" (3.48m x 3.89m) UPVC double glazed sash window to front. Electric night storage heater. Spot lights.

Kitchen

11' 0" x 7' 6" (3.35m x 2.29m) UPVC double glazed sash window to front. Fitted with wall and base units with worktop over incorporating a stainless steel sink and drainer with mixer tap. Integrated fridge/freezer. Electric oven and hob with extractor hood over. Airing cupboard with electric water heater. Space for washing machine. Spot lights. Laminate floor. Electric night storage heater.

Bedroom 1

9' 3" x 13' 10" (2.82m x 4.22m) UPVC double glazed sash window to rear. Electric night storage heater. Spot lights

Bedroom 2

13' 5" x 9' 1" (4.09m x 2.77m) UPVC double glazed sash window to rear. Electric night storage heater. Spot lights.

Bathroom

7' 11" x 5' 4" (2.41m x 1.63m) Panelled bath with shower mixer tap and screen. W.C. Wash hand basin. Heated towel rail. Extractor fan. Part tiled walls. Tiled floor.

Outside.

One allocated parking space located to the rear. To the front is a communal garden with area laid to lawn and mature shrubs.

Agents Note:

Lease: 125 years from 1st September 2003 (103 years remaining)

Current Service and Maintenance Charges: Annual ground rent £150. Annual service charge £973.85. (This does not include building insurance which was £253.85)

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.

