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King & Partners



3 Wade-Wright Court
Priory Road

£124,500

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Downham Market, PE38 9HY

This well presented ground floor McCarthy and Stone apartment is in the popular Wade-Wright Court development located within the well served town of Downham Market. The apartment consists of a lovely living room with patio doors taking you directly to the communal gardens. The shower room is fully tiled and the bedroom has a fitted wardrobe. The fitted kitchen has an electric oven and hob. Located close to the town centre and mainline train station with the benefit of a maintained communal south facing garden and a parking area. Inside there is a communal living and kitchen area where there are regular opportunities for meeting up with other residents. In addition there is a communal laundry room with both washing machines and tumble dryers. The property is also positioned next to the Guest Suite for anyone wishing to book to stay short term.



Entrance Hall

Wall Heater. Door to utility cupboard.

Utility Cupboard

2' 7" x 5' 8" (0.79m x 1.73m) Gledhill water cylinder. Shelving

Shower Room

6' 11" x 5' 6" (2.11m x 1.68m) W.C. Wall heater. Double width shower cubicle with grab rail. Wash hand basin within vanity unit. Fully tiled walls.

Bedroom

9' 9" x 17' 6" (2.97m x 5.33m) Max. Fitted wardrobe with mirror doors. Electric heater. UPVC double glazed window to rear. Careline.

Living/Dining Room

11' 5" x 13' 7" (3.48m x 4.14m) Patio door to rear garden. Wall heater. Door to kitchen. Careline.

Kitchen

7' 3" x 8' 6" (2.21m x 2.59m) UPVC double glazed window to side. Fitted with a range of wall and base units with worktop over. Stainless steel sink and drainer. Space for under counter fridge and freezer. Eye-level electric oven. Electric hob with extractor over. Wall fan heater.

Agents Note:

Current Service Charge: £1472.36 six monthly (Including water)

Ground Rent £192.50 six monthly.

Lease 125 years from 2003.

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.

