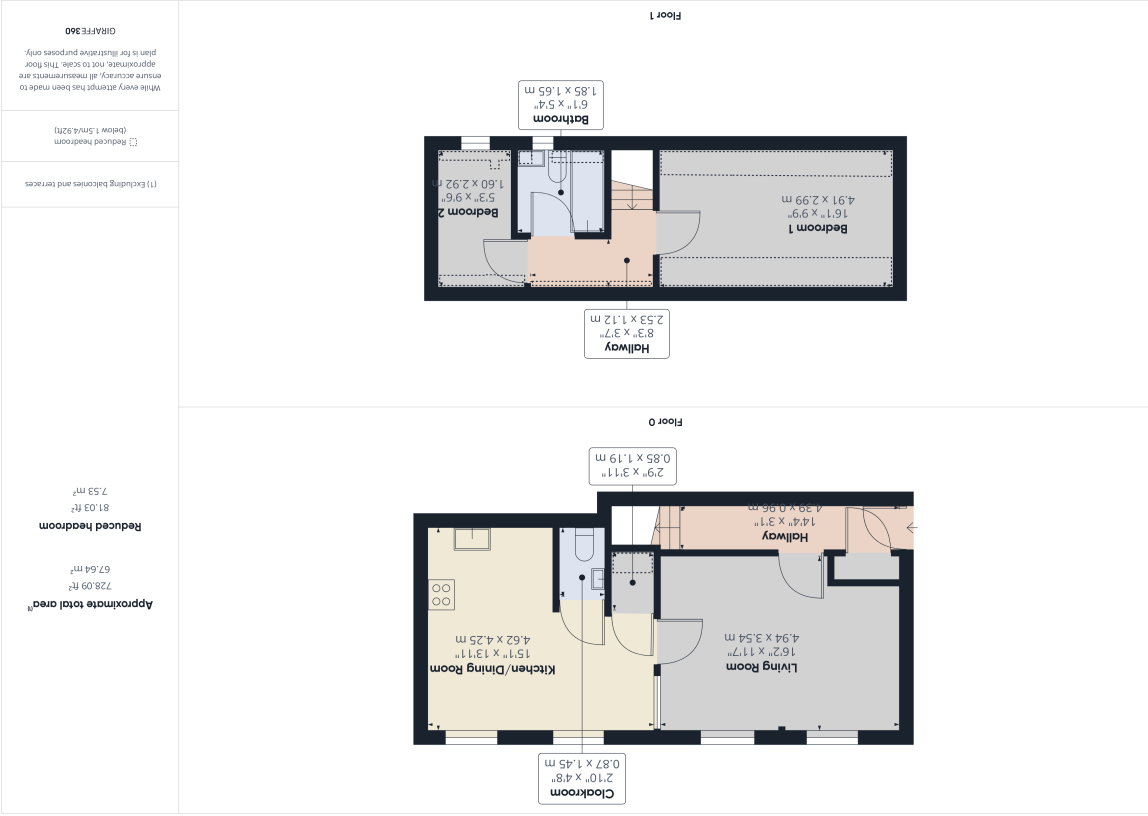


King & Partners

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1b Rampant Horse House

High Street

Downham Market

Guide Price £85,000

King & Partners

SALES • LETTINGS • MORTGAGES

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# Ib Rampant Horse House

Downham Market, Downham Market, PE38 9DA

**\*\*Being Sold Via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £85,000\*\*** Situated in a central location to the facilities of Downham Market with a parking space to the rear, is this Grade II listed, first floor two bedroom flat. On the first floor is a well presented kitchen/dining room with laminate flooring, a living room and a cloakroom. On the upper floor are two bedrooms and a family bathroom. Outside to the rear is an allocated parking space. The property benefits from gas central heating and is offered for sale with No Onward Chain.



Communal Entrance Door to:

Hallway

Stairs to First Floor Landing with door to:

Hall

14' 4" x 3' 1" (4.37m x 0.94m) Radiator. Double doors to built in airing cupboard. Staircase to first floor. Door to Lounge.

Living Room

16' 2" x 11' 7" (4.93m x 3.53m) Two single glazed sash windows to front. Radiator. Spotlights. Door to Kitchen/Diner.

Kitchen/Dining Room

15' 1" x 13' 11" (4.60m x 4.24m) Max. Two single glazed sash windows to front. Fitted with a range of wall and base units with worksurface over and incorporating stainless steel sink and drainer unit with mixer tap. Integrated oven and hob with extractor over. Space for washing machine and fridge/freezer. Laminate flooring. Spotlights. Radiator. Door to built in cupboard. Door to Cloakroom.

Cloakroom

2' 10" x 4' 8" (0.86m x 1.42m) Fitted with a wash hand basin. WC. Radiator. Extractor.

Second Floor Landing.

Spotlights. Doors to Bedrooms & Bathroom.

Bedroom 1

16' 1" x 9' 9" (4.90m x 2.97m) Two single glazed windows to rear. Radiator. Spotlights.

Bedroom 2

5' 3" x 9' 6" (1.60m x 2.90m) Single glazed window to rear. Radiator. Spotlights.

Bathroom

6' 1" x 5' 4" (1.85m x 1.63m) Single glazed window to rear. Fitted with a 'P' shaped bath with glass shower screen over, wash hand basin and w.c. Heated towel rail.

Outside

There is one parking space in a communal area to the rear of the property.

Agents Note

120 years Lease remaining  
Ground Rent: £100 per annum  
Service Charge: £386.64

Additional Auctioneer Notes:

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

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.