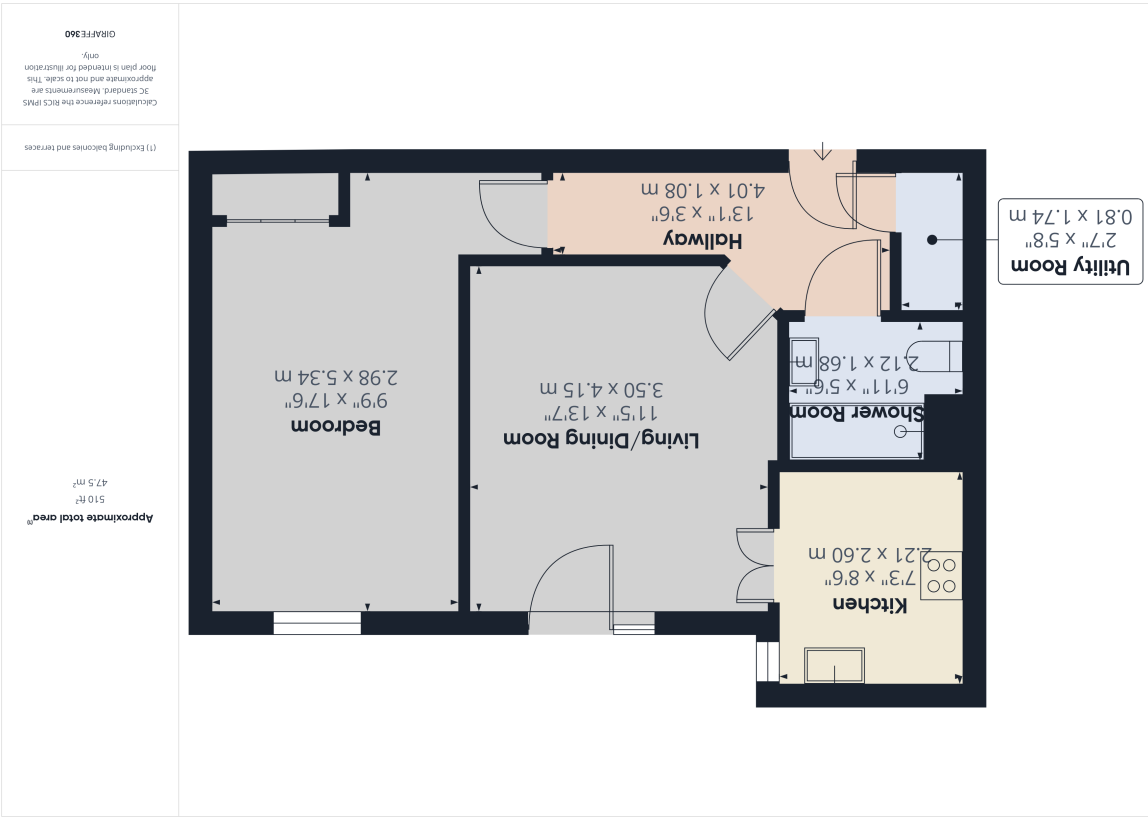
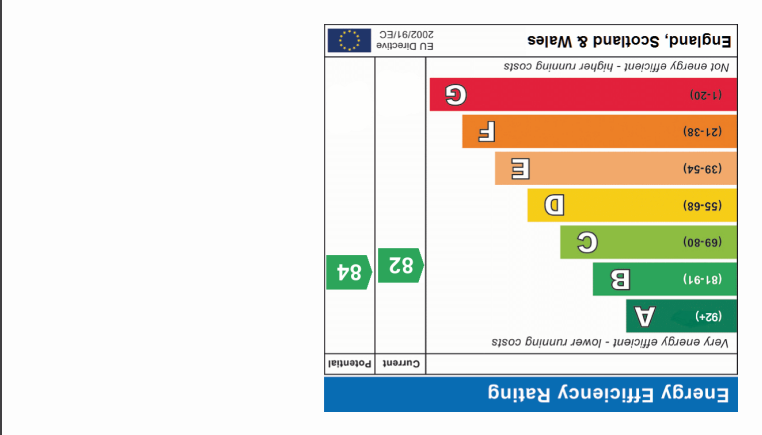


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9 Market Place, Downham Market



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3 Wade-Wright Court  
Priory Road

£132,500

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# 3 Wade-Wright Court

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.

