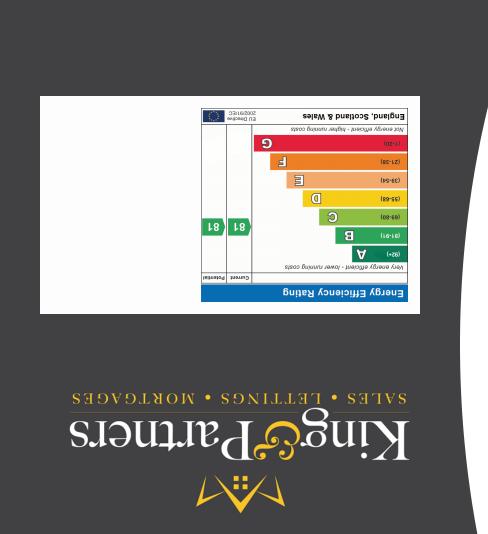
info@kingpartners.co.uk 61366 385588 **LE38 3DC** 9 Market Place, Downham Market







King's Lynn, PE30 4GZ

(01366 385588 🌙 info@kingpartners.co.uk







## Entrance Hall

Door to front. Door to entry phone intercom. Radiator. Door to storage cupboard. Heating controls.

Living Room/Kitchen Area

II' 6" x I9' II" (3.51m x 6.07m)

Living Area: Two UPVC double glazed windows to front. Television point. Two radiators.

Kitchen Area: UPVC double glazed window . Fitted with a range of wall and base units with roll edge worktop. Incorporating a stainless steel sink and drainer with mixer tap. Space for Fridge freezer. Space for washing machine and dishwasher. Cupboard housing gas combination boiler.

# Bedroom

10' 7"  $\times$  10' 5" (3.23m  $\times$  3.17m) UPVC double glazed window. Radiator. Fitted wardrobe.

### Bathroom

7' 4"  $\times$  5' 7" (2.24m  $\times$  1.70m) Bath with shower mixer tap and screen. W.C. Wash hand basin. Radiator. Extractor fan.

# Agents Note:

### Current charges:

Ground Rent: £200 per year. Deed of variation in place which prevents ground rent doubling every 10 years.

Maintenance Charge: £875.82 (July to December

## 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.