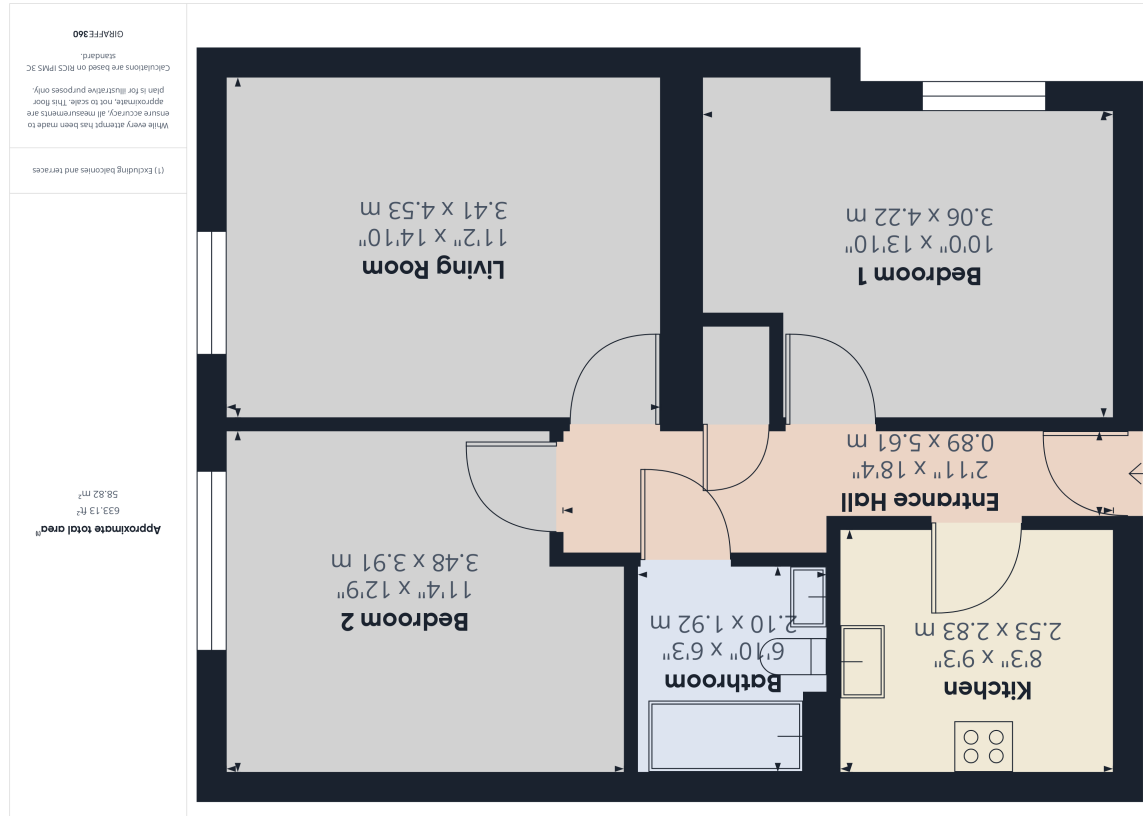
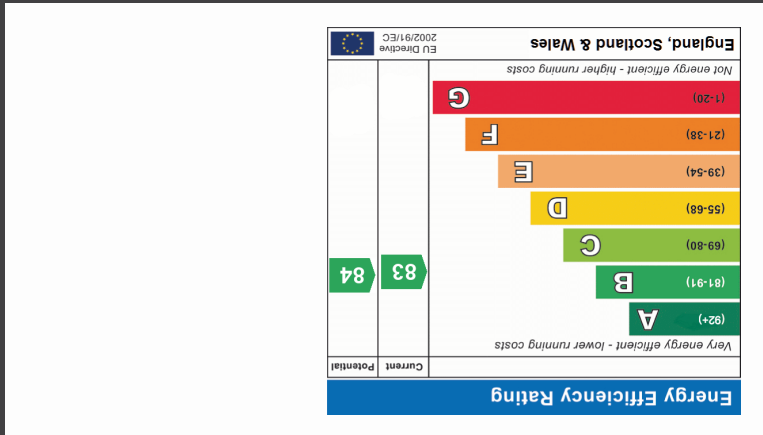


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Lady Hamilton Court

Downham Market, PE38 9AQ

This modern two double bedroom apartment is located on the first floor of this purpose built development. Built in 2005 and ideally located only a short distance from the town centre and mainline train station. Inside there is an entrance hall, living room, kitchen, two bedrooms and a bathroom. Outside is an allocated parking space to the rear of the building.



Entrance Hall

2' 11" x 18' 4" (0.89m x 5.59m) Door to communal hall. Door entry system. Electric panel heater. Door to airing cupboard.

Living Room

11' 2" x 14' 10" (3.40m x 4.52m) UPVC double glazed window. Storage heater. Television point. Telephone point.

Bedroom 1

10' 0" x 13' 10" (3.05m x 4.22m) UPVC double glazed window. Electric panel heater.

Bedroom 2

11' 4" x 12' 9" (3.45m x 3.89m) UPVC double glazed window. Electric panel heater.

Kitchen

8' 3" x 9' 3" (2.51m x 2.82m) Fitted with a range of wall and base units with a one and a half bowl sink and drainer with mixer tap. Stainless steel oven, hob & extractor hood. Space for washing machine & fridge freezer. Extractor fan.

Bathroom

6' 10" x 6' 3" (2.08m x 1.91m) Panelled bath with mixer shower taps and shower screen. W.C Wash hand basin. Extractor fan. Electric wall heater.

Agents Note:

Approximately 105 year lease remaining.
Annual Service Charge currently £750 per annum.

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.

