



King & Partners
SALES • LETTINGS • MORTGAGES



8 Otter Close
Downham Market, PE38 9HB

£145,000

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This two bedroom first floor apartment is ideally located only a short walk from Downham Market mainline train station which has connections to Cambridge and London. One of just nine apartments in this well presented private block which was built in 2006/07 with an allocated parking space and communal garden area. The current owner has improved the apartment including a new shower room, new flooring and decoration as well as new electric heaters and a hot water system. There is an entrance hall with a storage cupboard, living room, fitted kitchen, two bedrooms and a shower room. This very well presented apartment must be viewed to fully appreciate all it has to offer.



Door Leading To:

Entrance Hall

Electric radiator. Door entry intercom. Door to storage cupboard. Door to airing cupboard with Fisher hot water tank.

Living/Dining Room

10' 6" x 13' 3" (3.20m x 4.04m) UPVC double glazed window to rear. Electric radiator. Television point. Telephone point. Opening to kitchen.

Kitchen

10' 0" x 5' 9" (3.05m x 1.75m) Fitted with a range of wall and base units with worktops over incorporating a stainless steel sink and drainer with mixer tap. Built-in electric hob & oven with stainless steel extractor hood. Space for washing machine. Space for fridge. Tiled splash backs. Tiled floor. Consumer unit.

Bedroom 1

10' 1" x 13' 8" (3.07m x 4.17m) Two UPVC double glazed window to rear. Electric radiator. Television point. Telephone point.

Bedroom 2

7' 3" x 11' 7" (2.21m x 3.53m) Two UPVC double glazed window to rear. Electric radiator.

Shower Room

6' 5" x 5' 5" (1.96m x 1.65m) Double width tiled shower cubicle. W.C. Wash hand basin within a vanity unit. Fully tiled walls. Tiled floor. Shaver point. Heated towel rail. Extractor fan.

Agents Note:

Lease has 81 years remaining

Current Service Charge and Ground Rent £1122 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.

