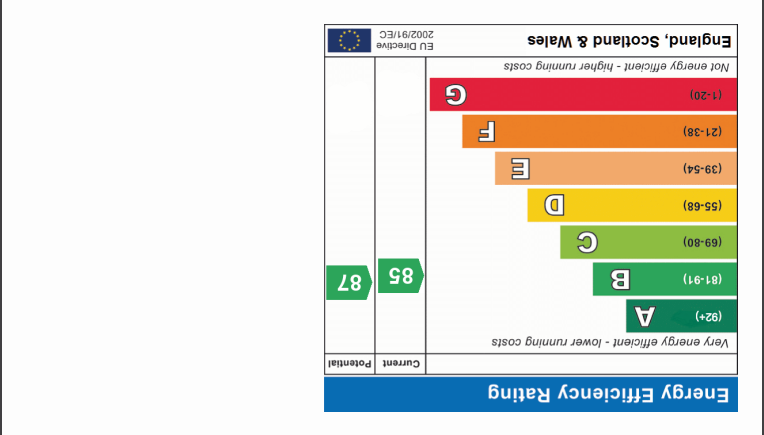


info@kingpartners.co.uk

01366 385588

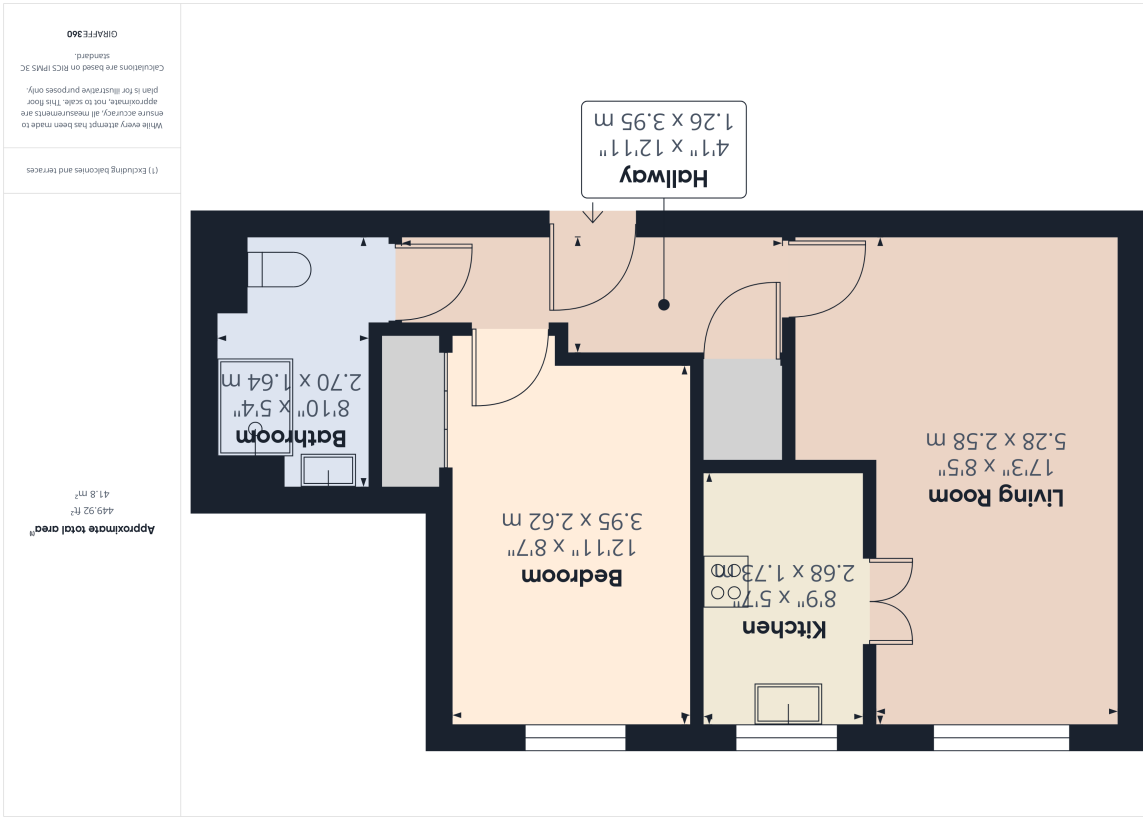
PE38 9DG

9 Market Place, Downham Market



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51 Wade-Wright Court

Priory Road

£120,000

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# 51 Wade-Wright Court

Downham Market, PE38 9HY

This one bedroom over 60's retirement apartment is located within a purpose built McCarthy & Stone complex. Situated on the first floor close to the elevator and with windows overlooking the communal rear gardens. There is a communal lounge, laundry room with washing machines and tumble dryers and pull cord assistance within the apartment. The accommodation includes an entrance hall, living/dining room, kitchen, bedroom and a wet room. There is electric heating, UPVC double glazing and a communal door entry system.



## Entrance Hall

4' 1" x 12' 11" (1.24m x 3.94m)Max. Electric storage heater. Door to electric meter. Door to entry system.

## Living/Dining Room

17' 3" x 8' 5" (5.26m x 2.57m) UPVC Double glazed window overlooking rear garden. Television point. Telephone point . Electric storage heater. Electric fireplace. French doors to kitchen,.

## Kitchen

8' 9" x 5' 7" (2.67m x 1.70m) UPVC double glazed window. Fitted with wall and base units incorporating a stainless steel sink and drainer with mixer tap. Eye-level electric oven. Electric hob with extractor hood. Space for fridge and freezer.

## Bedroom

12' 11" x 8' 7" (3.94m x 2.62m) UPVC double glazed window. Built in mirror fronted wardrobe. Electric storage heater.

## Wet Room

8' 10" x 5' 4" (2.69m x 1.63m) Shower area with curtain. W.C. Wash hand basin within vanity unit. Shaver point with light. Dimplex fan heater.

## Agents Note:

Lease - 125 years from 2003  
Current Annual Service Charge including water £2636  
Current Annual Ground Rent £384

## 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.

