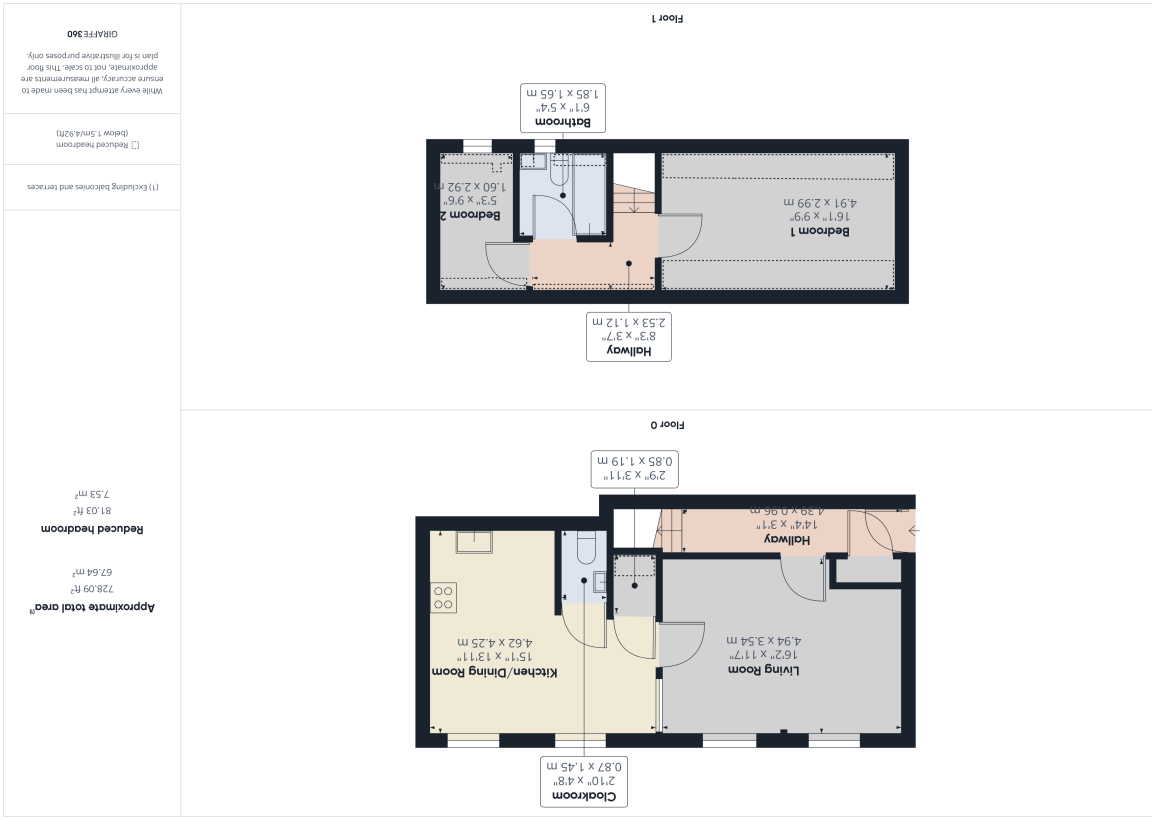


King & Partners

SALES • LETTINGS • MORTGAGES



1b Rampant Horse House

High Street

Downham Market

£110,000

King & Partners

SALES • LETTINGS • MORTGAGES

01366 385588

info@kingpartners.co.uk



Ib Rampant Horse House

Downham Market, Downham Market, PE38 9DA

Situated in a central location to the facilities of Downham Market with a parking space to the rear, is this Grade II listed, first floor two bedroom flat. On the first floor is a well presented kitchen/dining room with laminate flooring, a living room and a cloakroom. On the upper floor are two bedrooms and a family bathroom. Outside to the rear is an allocated parking space. The property benefits from gas central heating and is offered for sale with No Onward Chain.



Communal Entrance Door to:

Hallway

Stairs to First Floor Landing with door to:

Hall

14' 4" x 3' 1" (4.37m x 0.94m) Radiator. Double doors to built in airing cupboard. Staircase to first floor. Door to Lounge.

Living Room

16' 2" x 11' 7" (4.93m x 3.53m) Two single glazed sash windows to front. Radiator. Spotlights. Door to Kitchen/Diner.

Kitchen/Dining Room

15' 1" x 13' 11" (4.60m x 4.24m) Max. Two single glazed sash windows to front. Fitted with a range of wall and base units with worksurface over and incorporating stainless steel sink and drainer unit with mixer tap. Integrated oven and hob with extractor over. Space for washing machine and fridge/freezer. Laminate flooring. Spotlights. Radiator. Door to built in cupboard. Door to Cloakroom.

Cloakroom

2' 10" x 4' 8" (0.86m x 1.42m) Fitted with a wash hand basin. W.C. Radiator. Extractor.

Second Floor Landing.

Spotlights. Doors to Bedrooms & Bathroom.

Bedroom 1

16' 1" x 9' 9" (4.90m x 2.97m) Two single glazed windows to rear. Radiator. Spotlights.

Bedroom 2

5' 3" x 9' 6" (1.60m x 2.90m) Single glazed window to rear. Radiator. Spotlights.

Bathroom

6' 1" x 5' 4" (1.85m x 1.63m) Single glazed window to rear. Fitted with a 'P' shaped bath with glass shower screen over, wash hand basin and w.c. Heated towel rail.

Outside

There is one parking space in a communal area to the rear of the property.

Agents Note

120 years Lease remaining

Ground Rent: £100 per annum

Service Charge: £386.64

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