



**Ryston End, Downham Market, PE38 9AX**

**welcome to**

**Ryston End, Downham Market**

A beautifully presented, studio apartment located within the heart of Downham Market, just a stone's throw from the town centre & all the amenities it has to offer. This contemporary home boasts open plan living, with a generous living space, modern kitchen & shower room, plus allocated parking!



## Accommodation:

### Lounge / Bedroom Area

16' 8" x 14' ( 5.08m x 4.27m )

Two double-glazed windows to the front. Radiator.

### Kitchen

13' 5" x 8' 6" ( 4.09m x 2.59m )

This fitted kitchen includes both wall & base units with work surfaces over, a sink & drainer unit, a built-in oven & electric hob with cooker hood over. There is also an integrated fridge/freezer, as well as space & plumbing for a washing machine. Built-in storage cupboard. Double-glazed window to the rear.

### Shower Room

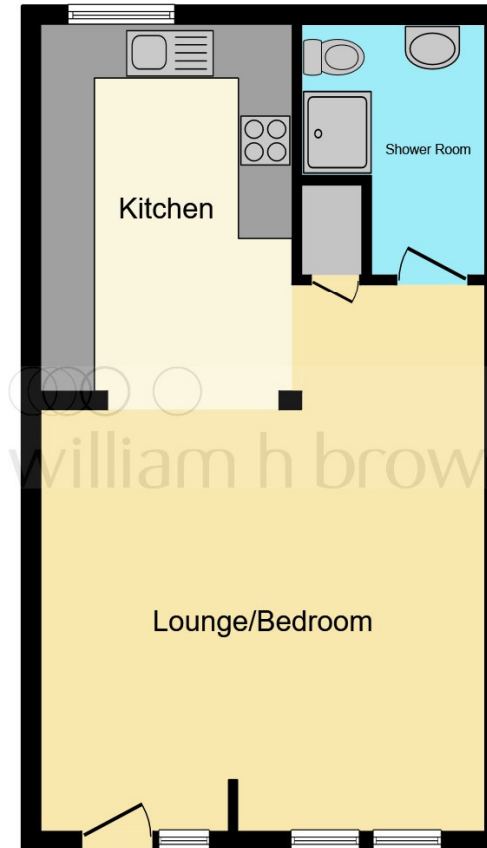
Fitted with WC, wash hand basin & walk-in shower cubicle. Heated towel rail.

### Outside

To the front of the property, you will find one allocated parking space in a communal parking area.

### Agent's Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## Ryston End, Downham Market

- Ground floor studio apartment
- Modern kitchen with integrated appliances
- Shower Room
- Allocated parking
- Highly desired location within easy walking distance to the town centre

Tenure: Leasehold EPC Rating: E

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DHM111821 - 0005

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