



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



**welcome to**

## **Ryston End, Downham Market**

Located within a sought-after area of Downham Market, within easy walking distance to the town centre, is this modern, ground floor apartment. The property boasts an open plan kitchen/living space, generous bedroom & shower room, plus private courtyard garden & allocated parking.



**Accommodation:**

Double-glazed entrance door to:

**Open Plan Kitchen/Living Area**

19' 8" x 14' 3" ( 5.99m x 4.34m )

**Kitchen Area**

This modern, fitted kitchen includes both wall & base units with work surfaces over, a composite sink & drainer unit, a low-level electric oven, and an electric hob with stainless steel cooker hood over. There is also a breakfast bar, airing cupboard and integrated fridge/freezer, as well as space & plumbing for a washing machine.

**Living Area**

Radiator. Double-glazed entrance door to the side. Double-glazed French doors to the side leading to the courtyard garden.

**Bedroom**

9' 2" x 14' 4" ( 2.79m x 4.37m )

Double-glazed window to the front with fitted blinds. Built-in wardrobes. Radiator.

**Shower Room**

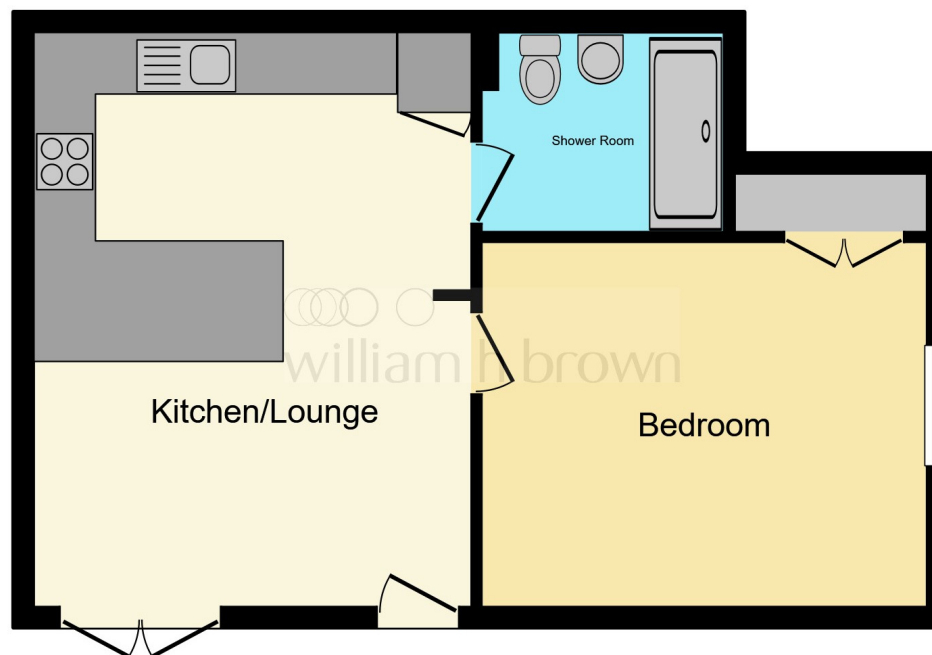
Fitted with WC, wash hand basin & shower cubicle. Heated towel rail. Vaulted ceiling.

**Outside**

To the front of the property, you will find the communal parking area with an allocated parking space for one vehicle. To the rear, the property benefits from a private & low-maintenance courtyard garden, which is fully enclosed & is laid to paving.

**Agent's Note**

Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details if required. There is a restriction on the title that prevents the new owner from running a business from the property, or from owning more than one small pet. Please enquire with the branch for more information if needed.



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 apartment
- Open plan kitchen/living space
- Modern kitchen with breakfast bar
- Contemporary shower room
- Allocated parking

Tenure: Leasehold EPC Rating: E

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 500 years from 01 Jan 2022.  
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DHM112001 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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