



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



view this property online williamhbrown.co.uk/Property/DHM112001



welcome to

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.

offers in the region of

£155,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DHM112001



Property Ref:
DHM112001 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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.



william h brown



01366 387638



DownhamMarket@williamhbrown.co.uk



2 Market Place, DOWNHAM MARKET, Norfolk,
PE38 9DE



williamhbrown.co.uk