



**Rampant Horse Lane, Downham Market, PE38 9DQ**

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## **Rampant Horse Lane, Downham Market**

Chain free! A rare opportunity to purchase a vacant, one bedroom flat in the heart of Downham Market. This property would make a great investment opportunity or first time buy & offers a good-sized lounge, bedroom, kitchen & shower room, plus communal parking.



## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Accommodation:

Entrance door to:

### Lounge

Double-glazed windows to the front & side. Electric radiator. Door to the front.

### Kitchen

This fitted kitchen includes both wall & base units with work surfaces over, a stainless steel sink & drainer unit, an electric oven & an electric hob with stainless steel cooker hood over. There is also space for an under-counter fridge, as well as space & plumbing for a washing machine. Tiled splashback.

### Bedroom

Double-glazed window to the side. Electric radiator.

### Shower Room

Fitted with WC, pedestal wash hand basin & shower cubicle. Extractor fan.

### Outside

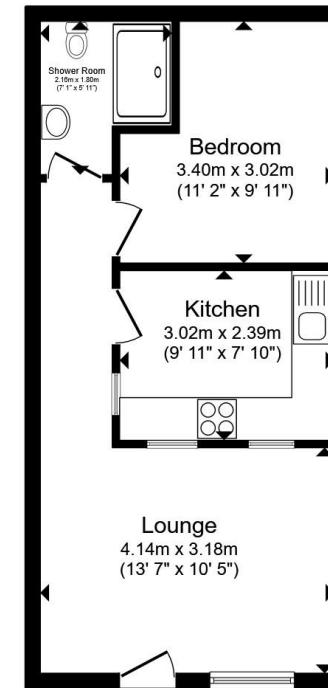
To the front of the property, steps lead up to the entrance door. A communal parking area provides off-road parking.

### Agent's Note

Heating to the property is served by electric heating. Please contact the branch for more information if required.

The property is of non standard (concrete) construction, please enquire with branch for further details.

There is ground rent payable of £100 per annum & a service charge payable of £300 per annum.



Total floor area 38.0 m<sup>2</sup> (409 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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## Rampant Horse Lane, Downham Market

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Chain free!
- 1 bedroom flat

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 300.00

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2018.  
Should you require further information please contact the branch. Please Note additional fees  
could be incurred for items such as Leasehold packs.

guide price

**£85,000**



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Please note the marker reflects the  
postcode not the actual property



Property Ref:  
DHM111741 - 0002

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