



Wade Wright Court, Priory Road, Downham Market, PE38 9HY

welcome to

Wade Wright Court, Priory Road, Downham Market

Retirement living in the heart of Downham Market! This spacious 1 bedroom McCarthy & Stone apartment offers a bright lounge/diner, great on-site facilities & no onward chain — all just a short walk from Downham Market town centre & mainline train station.



Accommodation:

Entrance door to:

Entrance Hall

Storage cupboard.

Lounge

Double-glazed door to the front leading to outside. Electric radiator. Feature fireplace with electric fire. French doors opening to:

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 cooker hood over. There is also space for an under-counter fridge, as well as space & plumbing for a washing machine. Double-glazed window to the front.

Bedroom

Double-glazed window to the front. Built-in wardrobe. Electric radiator.

Shower Room

Fitted with WC, wash hand basin & shower cubicle.

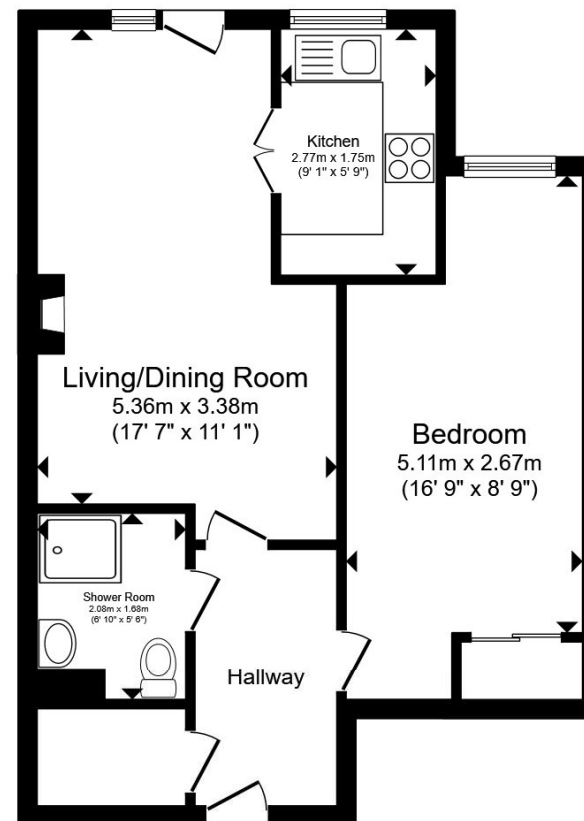
Outside

Outside, the property benefits from a communal car park & communal gardens.

Agent's Note

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

Please note that there is a service charge payable of £2988 per annum & ground rent of £400 per annum.



Total floor area 47.8 m² (515 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



welcome to

Wade Wright Court, Priory Road, Downham Market

- One bedroom retirement apartment
- Ground floor
- Communal areas, gardens + parking
- Lounge/diner
- Shower room

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 2988.00

Ground Rent: 400.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Nov 2003.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£90,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/DHM112536



Property Ref:
DHM112536 - 0005

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.

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