

OpenArch Residential

3 Marchant Court

, Downham Market, PE38 9GE

£875 Per annum

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, Downham Market, PE38 9GE

Welcome to 3 Marchant Court, a stylish and spacious 2-bedroom duplex apartment offering a comfortable and contemporary living space. Spread across two levels, this apartment boasts generous room sizes, a well-equipped kitchen, and a light-filled living area, perfect for relaxing or entertaining.

The apartment's layout is perfect for those who enjoy a little extra space, with both bedrooms offering ample room and the added benefit of modern fixtures throughout. Please note, there is a water contribution charge starting from £35pcm to cover water usage.

The property also benefits from solar-heated hot water, providing a more energy-efficient home and helping to keep bills down.

Located in a peaceful yet well-connected area, Marchant Court is just a short walk from the local shops and amenities of Downham Market, including supermarkets, cafes, and restaurants. For those who enjoy the outdoors, nearby green spaces provide the perfect spot to unwind. Commuters will appreciate the Downham Market Railway Station being within easy reach, offering direct services to Cambridge and London, making this an ideal choice for those who need easy access to the city or beyond.

With its ideal location, stylish design, and convenient water contribution charge, 3 Marchant Court offers the perfect balance of comfort and practicality. Arrange your viewing today











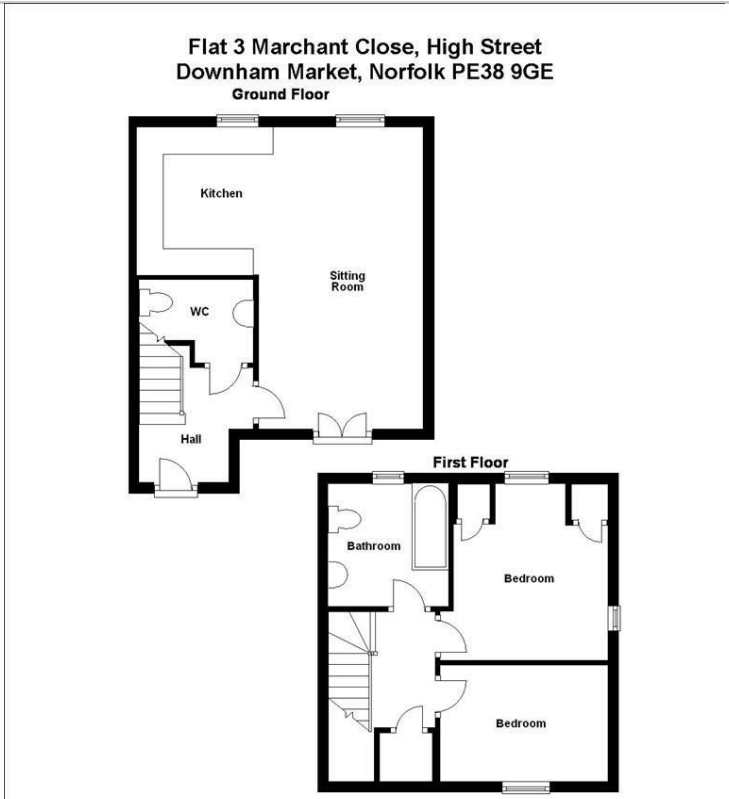






and discover everything this fantastic duplex apartment has to offer!

Floor Plan

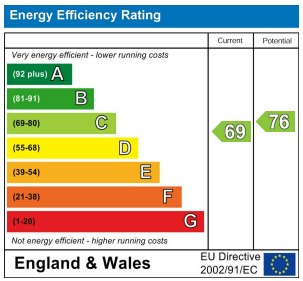


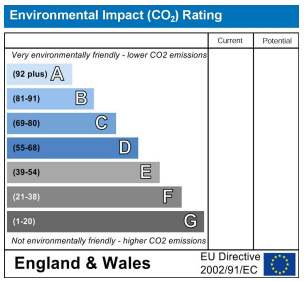
Sitting room	5.64m x 3.08m (18'6 x 10'1)
Kitchen	2.74m x 2.25m (9' x 7'5)
Bedroom 1	2.94m x 2.69m (9'8 x 8'10)
Bedroom 2	3.17m x 2.18m (10'5 x 7'2)

Area Map



Energy Efficiency Graph





Viewing

Please contact our OpenArch Properties Limited Office on 01223 664200
if you wish to arrange a viewing appointment for this property or require further information.

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

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