

Flat 1, 50c Railway Road, Downham Market, Norfolk,

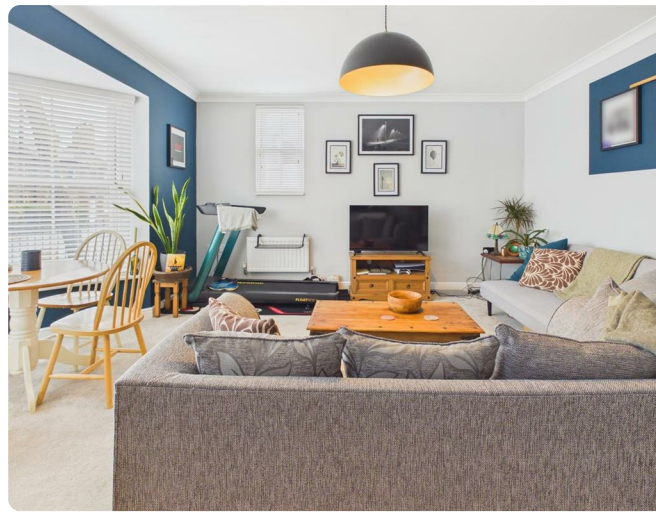
Asking Price

£135,000

- Ground Floor Apartment
- Close To Mainline Train Station & Town Centre
- Good Decoration & Flooring Throughout
- Open Plan Kitchen/Dining & Living Room
- Bathroom
- 1 Double Bedroom
- Allocated Parking Space (Just outside rear entrance door)
- Leasehold (112 Years remaining)
- Gas Central Heating

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Hallway
12' 4" x 3' 2" (3.76m x 0.97m)

Bathroom
5' 10" x 12' 2" (1.78m x 3.71m)

Kitchen/Living/Dining Room
16' 11" x 20' 0" (5.16m x 6.10m) Max

Bedroom
8' 1" x 10' 5" (2.46m x 3.17m)

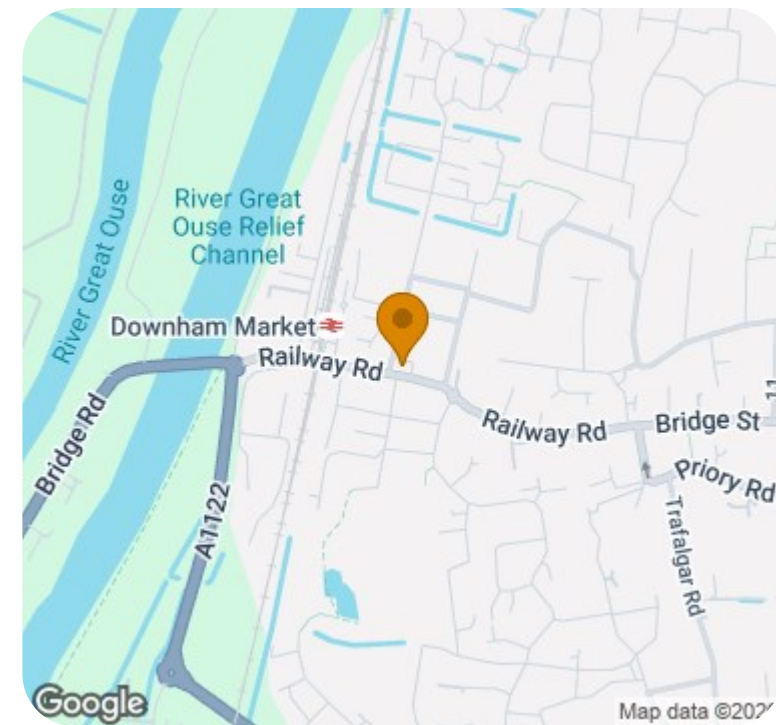
Agents Note:

Lease remaining 112 years. Current service charge and ground rent £504.20.

A well-presented ground floor apartment ideally situated within easy reach of Downham Market town centre and the mainline railway station, offering an excellent opportunity for first-time buyers, investors or those seeking a convenient low-maintenance home. The accommodation comprises a welcoming open plan kitchen/dining and living room, providing a versatile and sociable living space. There is a double bedroom and a well-appointed bathroom, with the property benefiting from gas central heating. The apartment has been maintained with good decoration and flooring throughout, allowing the new owner to move in without delay. Externally, the property benefits from an allocated parking space, adding further convenience. Located close to Downham Market town centre, residents can enjoy easy access to a range of local shops, cafes, restaurants and everyday amenities, whilst the nearby mainline railway station provides excellent transport links to Cambridge, King's Lynn & London.

A well-presented ground floor apartment conveniently located close to Downham Market town centre and the mainline railway station. The property offers an open plan kitchen/dining/living room, double bedroom, bathroom, gas central heating and allocated parking. 112 years remaining on the lease.





Council Tax Band - A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	