



**Breckland House, Church Road, Downham Market, PE38 9LE**

**welcome to**

**Breckland House, Church Road, Downham Market**

A two-bedroom first-floor apartment located in the very heart of Downham Market town centre, moments from shops, amenities & the mainline station. Offered with no onward chain, communal garden access and allocated parking, making it ideal for first-time buyers, investors or retirement living.



## Accommodation:

### Lounge / Diner

Double-glazed window to the rear. Two radiators.

### 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 a fridge/freezer, as well as space & plumbing for a washing machine. Double-glazed windows to the side & rear.

### Bedroom One

Double-glazed window to the side. Radiator.

### Bedroom Two

Double-glazed window to the side. Radiator.

### Bathroom

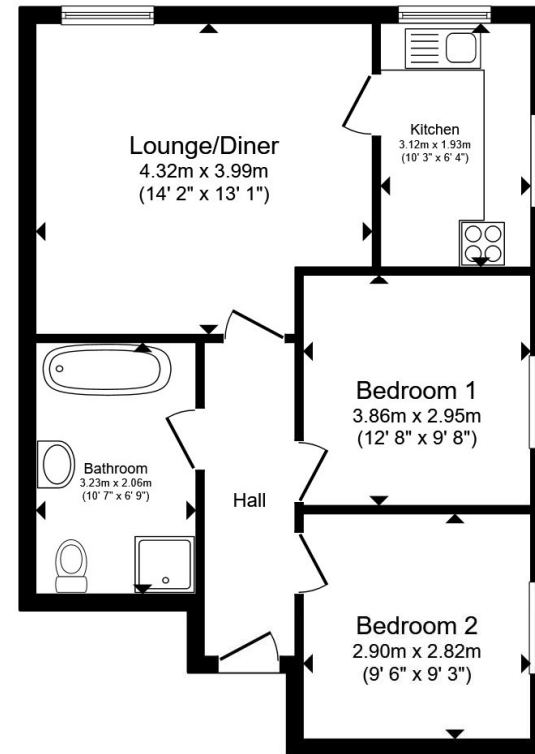
Fitted with WC, wash hand basin, bath & shower cubicle. Radiator. Extractor fan.

### Outside

The property benefits from one allocated parking space as well as a communal lawned garden.

### Agent's Note

The sellers advise that they pay £1451.51 per annum which includes the maintenance fee, ground rent & buildings insurance.



Total floor area 53.0 m<sup>2</sup> (570 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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## Breckland House, Church Road, Downham Market

- Two bedroom first floor apartment
- Central town centre location
- Communal garden
- Allocated parking space
- Spacious lounge/diner

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DHM112911 - 0002

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