





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

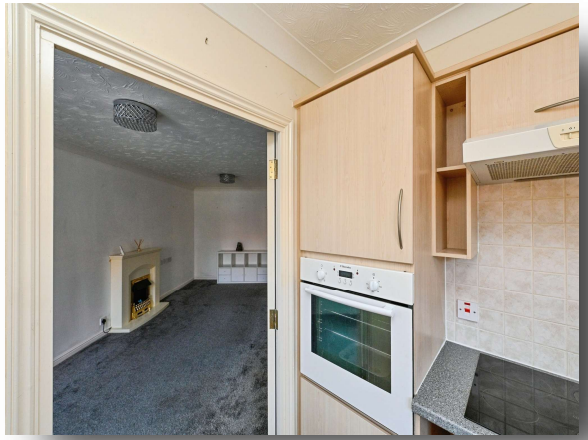
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welcome to

Wade Wright Court, Priory Road, Downham Market

Enjoy independent retirement living in the heart of Downham Market. Just moments from the town centre and station, this spacious ground-floor McCarthy & Stone apartment combines comfortable accommodation with excellent resident facilities and a welcoming community atmosphere.













Accommodation:
Entrance door to:

Entrance Hall
Two storage cupboards.

Lounge/Diner
Double-glazed window. Double-glazed door leading to outside. Feature fireplace with electric fire.

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 dishwasher. Double-glazed window.

Bedroom One
Double-glazed window. Electric radiator.

Bedroom Two
Double-glazed window. Built-in wardrobes. Double-glazed door leading to outside.

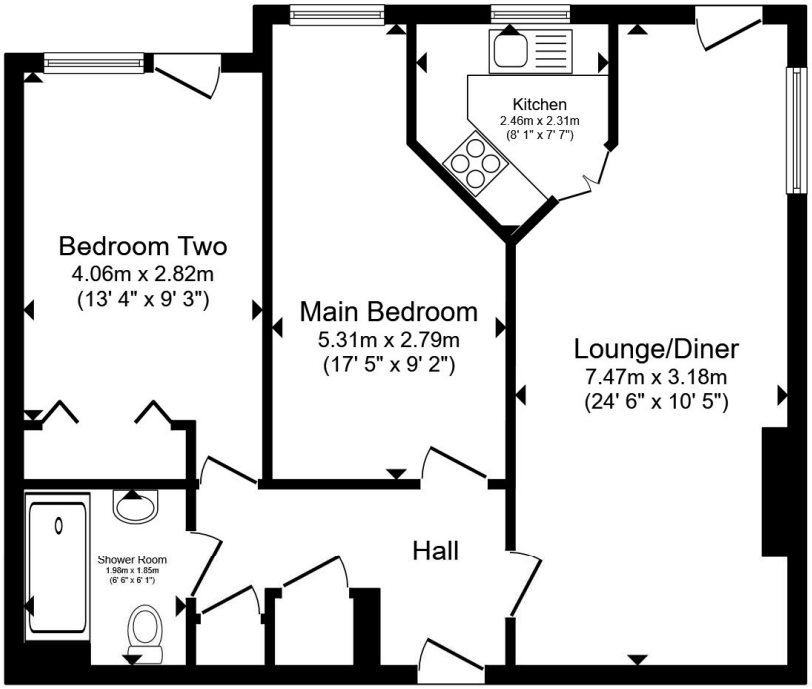
Bathroom
Fitted with WC, wash hand basin with vanity unit & walk-in shower with accessibility features. Extractor fan.

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 & ground rent payable of £4450 per annum.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Total floor area 64.7 m² (697 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

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welcome to

Wade Wright Court, Priory Road, Downham Market

- Two bedroom ground floor apartment
- Lounge/diner
- Accessible bathroom
- Walking distance to town centre
- Close to mainline train station

Tenure: Leasehold EPC Rating: C
Council Tax Band: B Service Charge: 4000.00
Ground Rent: 450.00

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.

£145,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
DHM113072 - 0003

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.

william h brown

01366 387638

DownhamMarket@williamhbrown.co.uk

2 Market Place, DOWNHAM MARKET, Norfolk, PE38 9DE

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.