



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

**welcome to**

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

Fantastic investment opportunity! This 2 bedroom first floor apartment sits in the heart of Downham Market town centre, just moments from shops, supermarkets & amenities, and is offered with a tenant in situ — making it a ready-made investment in a highly convenient location.



## Accommodation:

### Kitchen

This fitted kitchen includes both wall & base units with work surfaces over, a stainless steel sink & drainer unit, a low-level electric oven & a gas hob with cooker hood over. There is also space & plumbing for a washing machine. Double-glazed window.

### Lounge / Diner

Three double-glazed windows. Two radiators.

### Bedroom One

Double-glazed window. Radiator.

### Bedroom Two

Double-glazed window. Radiator.

### Bathroom

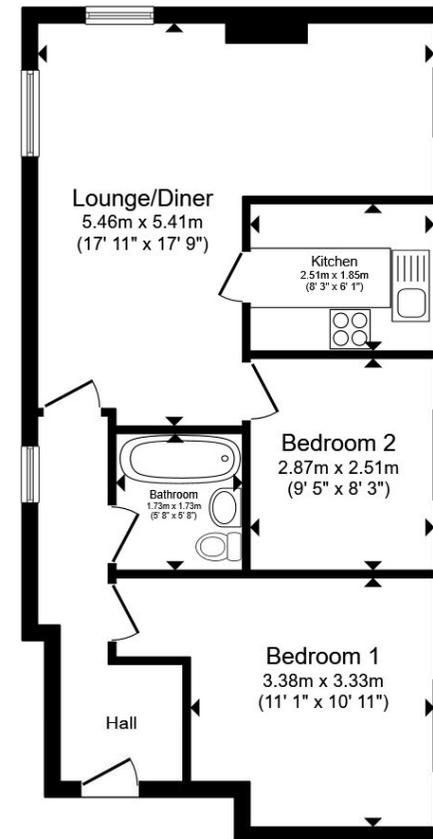
Fitted with WC, wash hand basin with vanity unit & bath with shower over.

### 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 £1117.64 per annum which includes the maintenance fee, ground rent & buildings insurance.



**First Floor**

Total floor area 56.5 m<sup>2</sup> (608 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
- Investment opportunity!
- Sought-after town centre location
- No onward chain
- Allocated parking

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1117.64

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2003. Should you require 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:  
DHM112648 - 0002

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