



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

welcome to

Wade Wright Court, Priory Road, Downham Market

Enjoy independent retirement living in the heart of Downham Market. With spacious accommodation overlooking the communal gardens, excellent resident facilities and a friendly community atmosphere, this chain-free apartment is perfectly placed to enjoy the town's amenities and transport links.



Accommodation:

Entrance Hall

Storage cupboard. Night storage heater.

Living Room

Double-glazed French doors opening to the Juliet balcony. French doors opening to kitchen. Night storage heater. 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 & under-counter freezer. Double-glazed window.

Bedroom One

Dual aspect room with two double-glazed windows. Fitted wardrobes & bedroom furniture. Night storage heater.

Bedroom Two/Dining Room

Double-glazed window. Convection heater.

Bathroom

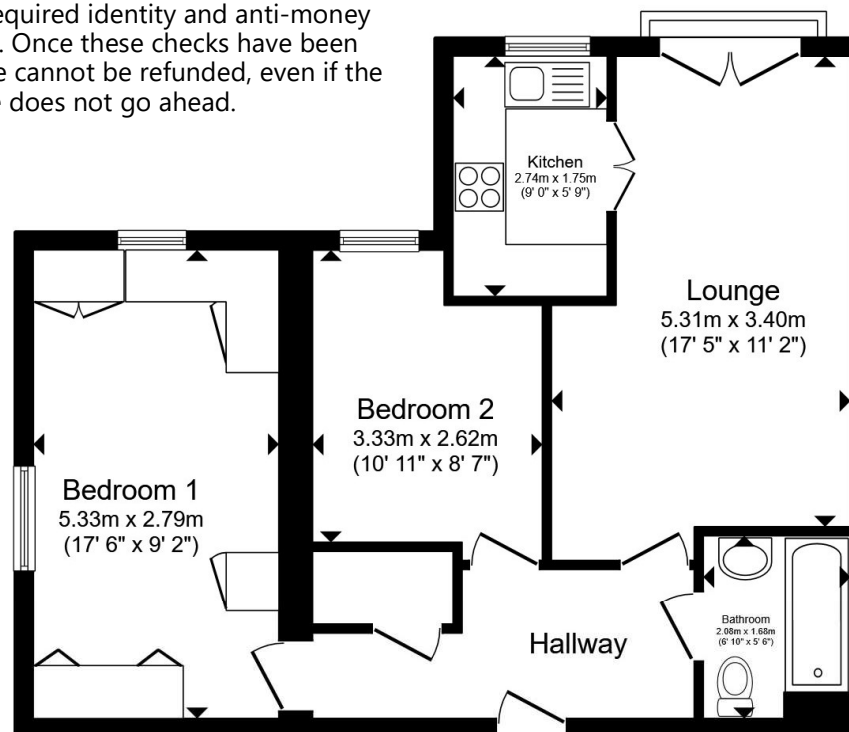
Fitted with WC, wash hand basin with vanity unit and light & shaver socket over, and a bath with shower screen & shower attachment over. Heated towel rail. Fan heater & extractor fan.

Agent's Note

Heating to the property is served by night storage heating. Please contact the branch for further information if required.

There is a ground rent of £450 per annum & a service charge (including buildings insurance & water) of £4489.34 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 59.5 m² (641 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

- McCarthy & Stone retirement apartment
- Two bedroom first floor apartment
- Chain free!
- Communal gardens
- Resident + guest parking

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 4489.34

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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Property Ref:
DHM112458 - 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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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