



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.

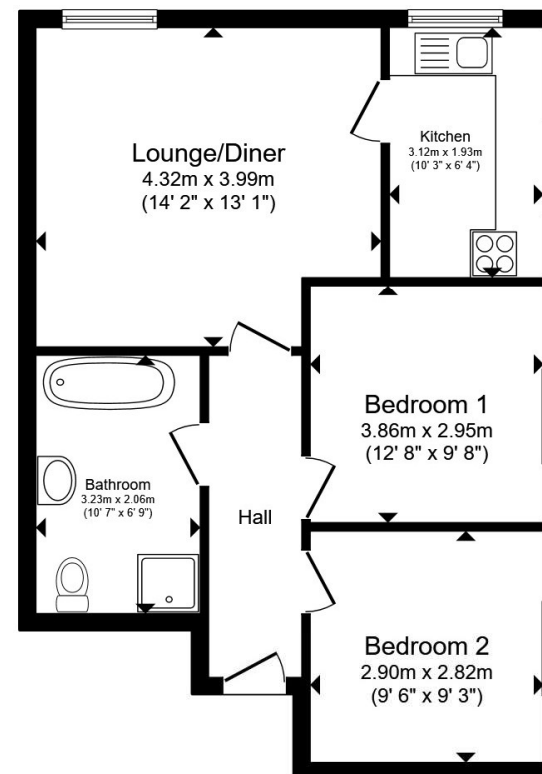
Outside

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.

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 53.0 m² (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



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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.

£130,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DHM112911 - 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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