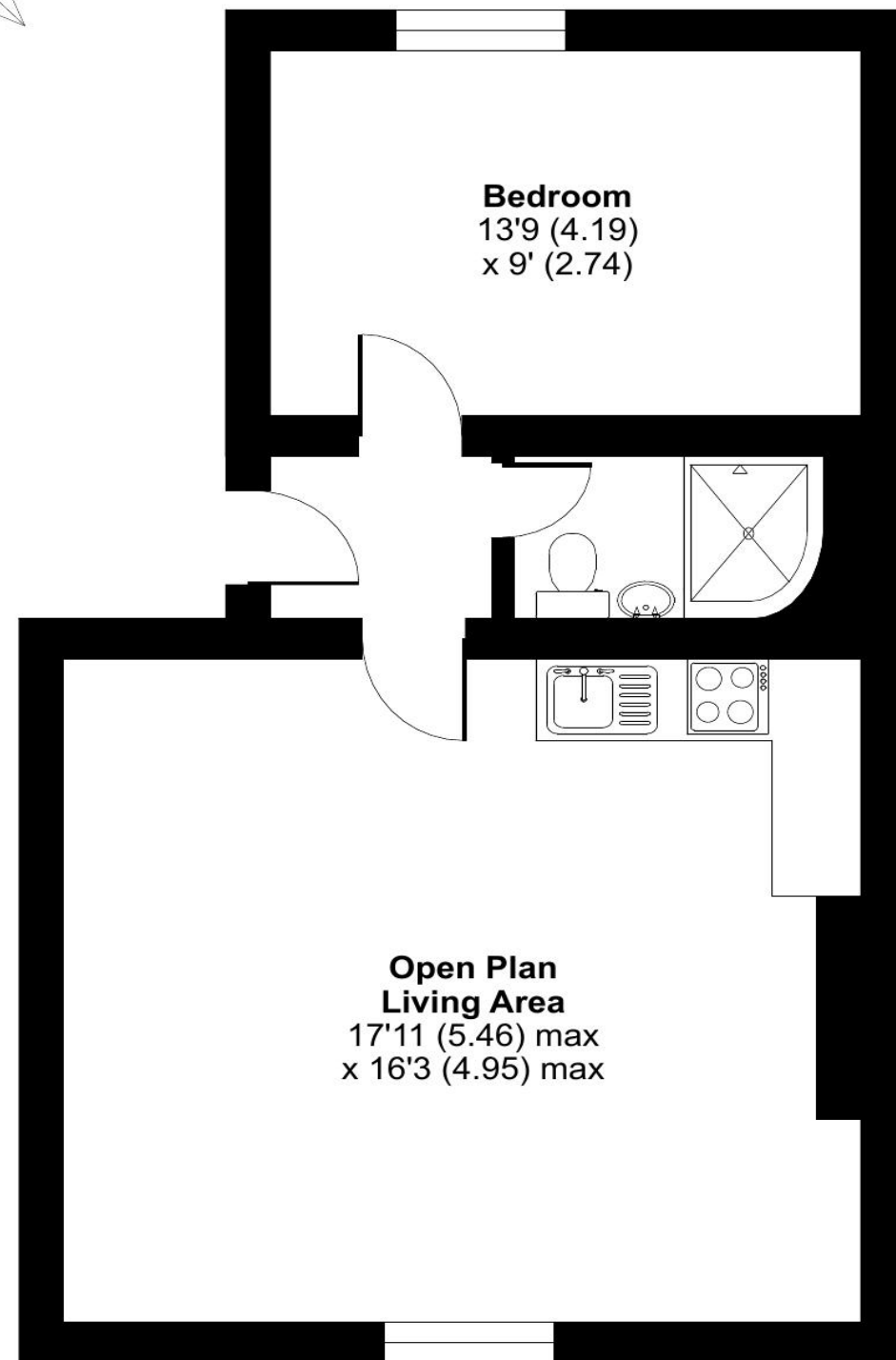


## London Street, Swaffham, PE37

Approximate Area = 489 sq ft / 45.4 sq m

For identification only - Not to scale



**SECOND FLOOR**



### 13f London Street, Swaffham, PE37 7DD

**CHAIN FREE!**

Very well presented, first floor flat situated in Swaffham town centre. The property offers open plan living area, modern shower room and kitchen with integrated appliances, further benefits include use of a communal courtyard.

**Offers over £100,000 Leasehold**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Longsons. REF: 1136773



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Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- First Floor Flat
- One Bedroom
- Open Plan Living
- Communal Courtyard
- Convenient Location
- Modern Shower Room
- CHAIN FREE!

Situated in the Swaffham town centre, Longsons are delighted to bring to the market this extremely well presented, first floor flat. The recently refurbished property offers open plan living area with integrated appliances to kitchen, modern shower room, period features with sash windows.

Offered for sale CHAIN FREE!

Briefly, the property offers entrance hall, open plan living area, bedroom and shower room.

#### SWAFFHAM

Swaffham is a popular Norfolk market town with a good selection of shops, pubs and restaurants. The town is well catered for with a Waitrose and other supermarkets, an excellent Saturday market, three doctors surgeries, free parking throughout the town and also primary, secondary and higher schools. There is easy access to the A47 with Kings Lynn approx 15 miles and approx 30 miles to the city of Norwich, with excellent bus services to local villages and surrounding towns and cities.

#### Hallway

Wooden entrance door.

#### Open Plan Living Area 17'11" (5.46m) x 16'3" (4.95m)

Fitted kitchen units to walls and floor, worksurface over, stainless steel sink unit with mixer tap and drainer, space and plumbing for washing machine, integrated electric oven, hob with extractor hood over, integrated fridge, feature fireplace (not in use) two electric wall mounted thermostatically controlled radiators, sliding sash window to front aspect with secondary glazed unit fitted, tiled splashback.

#### Bedroom

##### 13'9" (4.19m) x 9'0" (2.74m)

Wooden window to rear aspect, electric wall mounted thermostatically controlled radiator.

#### Shower Room

Modern fitted suite comprising double shower cubicle, wash basin, concealed cistern WC, towel radiator, extractor fan.

#### Agent's Note 1

There is a 125 year lease on the property from 2015. Service charge is approximately £120.00 per month which does include the ground rent. Upon purchase of the property you would then own 1/9th of the freehold.

#### Agent's Note 2

EPC rating D66 (Full copy available on request)  
Council tax band A (Own enquiries should be made via Breckland District Council)

