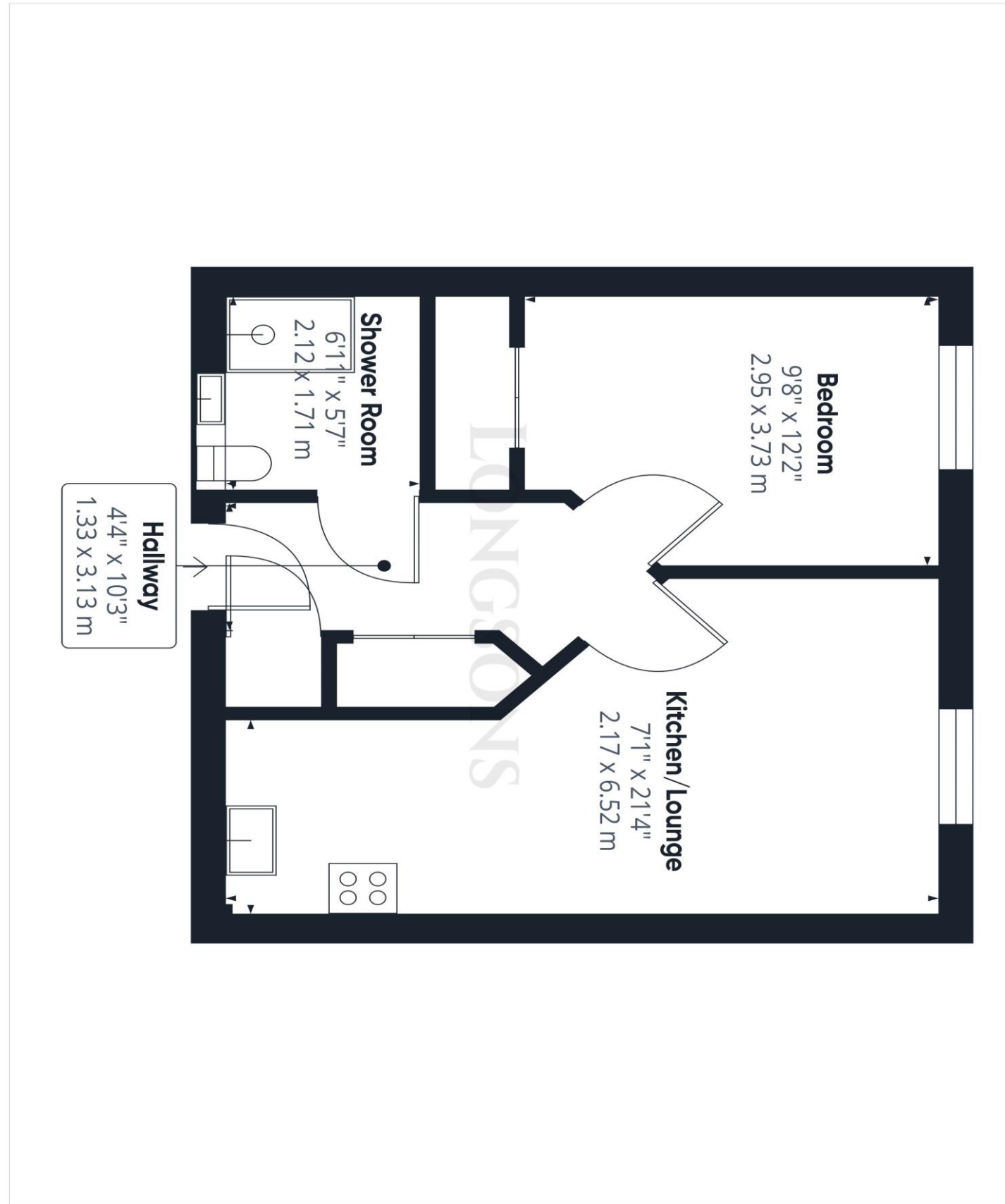




Saxon House, Thetford Road, Watton, Thetford, IP25 6BS

CHAIN FREE! Modern first floor one bedroom flat for the over 55`s situated right in the heart of the town centre. The property offers communal parking, communal gardens, the building is leasehold although the vendors own a percentage of the freehold, UPVC double glazing and gas central heating.

Price £82,500 Freehold





Agents Notes

EPC rating TBC (Full copy available on request)

Council tax band A (Own enquiries should be made via Breckland District Council)

Leasehold Disclaimer

We have been made aware on purchasing you will own a share of the freehold the building is leasehold with approx 111 years left.

£1600 -£1700 per annum service charge - (Current Charge)

Further information should be obtained from your legal representative.

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
- Leasehold with share of Freehold
- NO CHAIN
- Over 55`s
- Communal Parking
- Communal Gardens
- Communal Lounge
- UPVC Double Glazing
- Gas Central Heating

Situated in the heart of Watton town centre, close to the town's medical practice and pharmacy Longsons are delighted to bring to the market this modern first floor flat for the over 55's. The property offers a lift to the first and second floors, communal gardens, communal parking, communal lounge (shown in photos), communal gas central heating, UPVC double glazing, integrated appliances to the kitchen and although a leasehold property the vendors own a percentage share of the freehold on purchase.

WATTON

The well-served market town of Watton is in the district of Breckland, perfectly positioned for access to the whole of Norfolk and North Suffolk, this town is thought to be where the 'Babes in the Wood' were abandoned in Wayland Wood. There is a traditional market held every Wednesday morning with produce including freshly caught fish, and there are two supermarkets and a number of independent shops, cafes, restaurants and pubs to enjoy. Within reach is the popular Thetford Forest Park, a number of golf courses, other market towns and not forgetting the cathedral city of Norwich. Swaffham 10 miles; Thetford 15 miles; Norwich 23 miles.

Offered - CHAIN FREE!

Briefly, the property offers entrance hall, kitchen/lounge, bedroom, shower room, communal parking, communal gardens, communal lounge, gas central heating and UPVC double glazing.

Entrance Hall

Built in storage cupboard, built in airing cupboard housing hot water cylinder, radiator.

Kitchen/Lounge

21'4" (6.5m) Max x 7'1" (2.16m) Min

Fitted kitchen units to walls and floor complemented by a work surface over and stainless steel sink unit with mixer tap and drainer, integrated ceramic hob with extractor hood over, integrated electric oven, integrated fridge/freezer, integrated washing machine, tiled splashback and radiator. The lounge area includes a UPVC double glazed window to front aspect and radiator.

Bedroom

12'2" (3.71m) Max x 9'8" (2.95m) Max

Built in wardrobe, UPVC double glazed window to front aspect, radiator.

Shower Room

Double shower cubicle, wash basin, WC, towel radiator, tiled splashback, extractor fan.

