



Ash Close

Swaffham PE37 7NH

BROWN & CO



Ash Close, Swaffham PE37 7NH

Contemporary one bedroom apartment

Spacious bedroom with bath & shower room

Open plan living area

Balcony terrace

Peaceful location

Close to town centre

Project nominated for a RIBA Award in 2011

Viewing is essential

One of two apartment offered for sale in the development



The Old Printworks, Swaffham

Brown & Co offers a, high quality, first floor, contemporary apartments, with parking, in a contemporary conversion of a former printworks in the heart of Swaffham. This outstanding dwelling has been used for luxury, self-contained holiday accommodation and could be continued as such however, would also make an outstanding private residence. Personal inspection is absolutely essential to see the quality of this superb property which is offered with no upward chain.

Location

Swaffham is a historic and thriving market town in Norfolk. Swaffham is situated off the A47, approximately 15 miles east of King's Lynn and approximately 30 miles from Norwich. There is a stunning town centre with an ancient monument, The Market Cross, at its heart. There are many local amenities including a Waitrose, Tesco, Asda, many independent shops, coffee houses and cafes, pubs and restaurants, three doctors surgeries, schooling of all ages, together with a variety of leisure and sports activities, gym and Golf club. The properties have an excellent location on Ash Close in the heart of the historic town. The setting offers privacy and peace, surrounded by beautiful period and listed buildings, all of which are just a stone's throw from the

convenience of the market square and thriving town centre.

The property

The property is one of two properties that occupy a historic, former printworks and were converted in 2010 to an exceptional standard by the current owners who run a boutique hotel nearby and continue to run both apartments as successful overnight, luxury, holiday lets. Each property is a masterpiece of modern architecture and interior design with striking accommodation and features. 'Print One' occupies the ground floor and 'Print Two' occupies the first floor. The properties can be purchased as a whole, or in single lots. The owners are prepared to discuss continuation, if desired, of the letting business and some items currently at the property may be available by separate negotiation.

Print Two

A stunning 'loft' living, contemporary styled, one bedroom apartment. Stone staircase to a balcony terrace, entrance area leading to living space with large sliding doors to terrace, fitted kitchen and dining area. Spacious bedroom area, vaulted ceiling, bath and shower room.

Agent's notes

Staircase to Print One shared with neighbouring property. Underfloor heating via gas heating in boiler room detached from property.

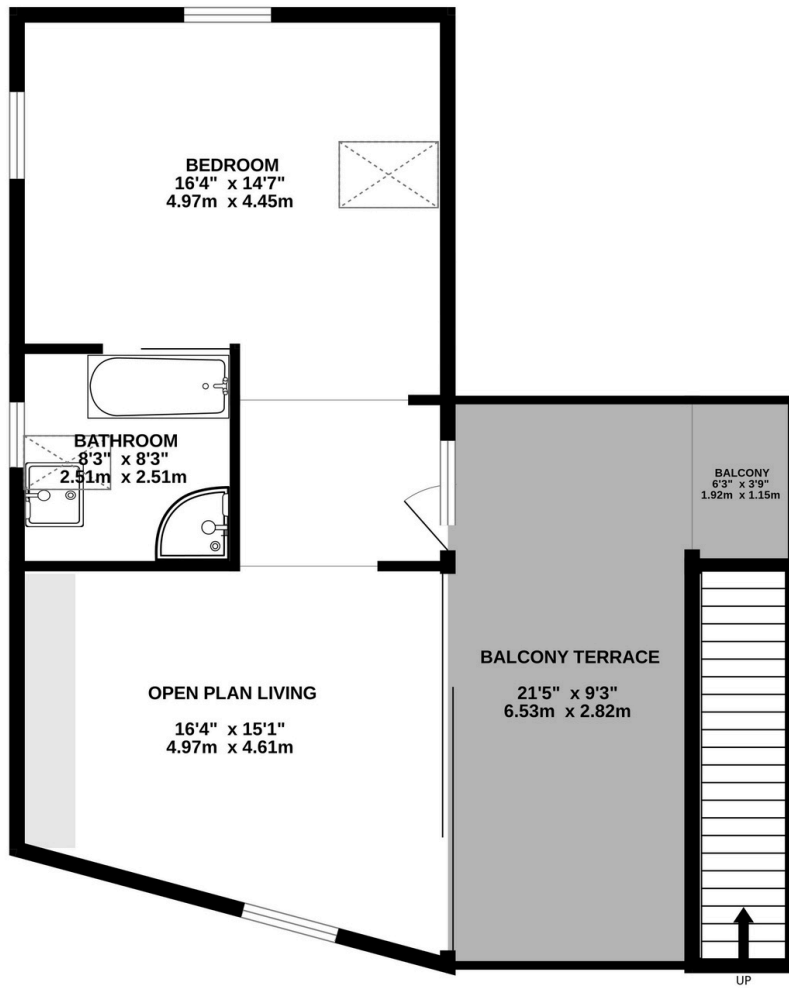
The property may require some reconfiguration of services before sale. Details to be decided at the time of sale.

Each property comes with a parking space for one vehicle on the courtyard.

Details of holiday letting via agent.

Viewing procedure

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01553 770771 / kingslynn@brown-co.com



IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated

Brown&Co
Market Chambers | 25-26 Tuesday Market Place | Kings Lynn | PE30 1JJ
T 01553 770 771
E kingslynn@brown-co.com

BROWN & CO
Property and Business Consultants