



**Cateryne Court, Spinners Lane, Swaffham, PE37 7ND**

**welcome to**

## **Cateryne Court, Spinners Lane, Swaffham**

>> **NO ONWARD CHAIN!** A stunning 1 double bedroom first floor maisonette, offering a pleasant location within easy walking distance of Swaffham town centre. The property boasts modern living with an open-plan lounge/kitchen/breakfast room, luxury fitted bathroom, residents permit parking and more!

We are delighted to offer to the market this immaculately presented, light and airy 1 double bedroom first floor maisonette, which is conveniently located a stone's throw from Swaffham town centre, amenities and facilities.

Having undergone much internal improvement, the accommodation briefly comprises; private entrance lobby with stairs rising to the first floor accommodation, open-plan living area with a modern fitted kitchen, good sized double bedroom with built-in wardrobes and a luxury fitted bathroom. Coupled with this accommodation, the property is heated via electric radiators and has UPVC double glazed windows throughout. Outside, the property is complemented by a private permit parking area for residents.

Offered with **NO ONWARD CHAIN**, internal viewing is essential to fully appreciate the accommodation and presentation offered for sale!

### **Accommodation:**

Private external entrance door opening to:

### **Entrance Lobby**

Staircase rising to the main accommodation.

### **Hallway**

Doors opening to all rooms.

### **Open-Plan Kitchen and Lounge**

#### **Lounge Area**

12' 10" x 11' 10" ( 3.91m x 3.61m )

Wall mounted media unit, electric radiator, ceramic tiled flooring and skirting, television point, inset ceiling spotlights, two UPVC double glazed windows overlooking the front aspect, open-plan to:

#### **Kitchen/ Breakfast Area**

9' 1" x 7' 9" ( 2.77m x 2.36m )

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset sink and drainer with mixer tap, ceramic tiled splash backs and surrounds, built-in eye-level oven, fitted hob with concealed cooker hood over, built-in microwave, plumbing for washing machine, space for fridge-freezer, breakfast bar return, ceramic tiled flooring, inset ceiling spotlights, UPVC double glazed window overlooking the rear aspect.

#### **Bedroom**

11' 6" x 10' 9" ( 3.51m x 3.28m )

Large free-standing wardrobe with shelving, hanging and drawers, wall mounted electric convector heater, wood effect laminate flooring, inset ceiling spotlights, two UPVC double glazed windows overlooking the rear aspect.





### **Luxury Bathroom**

Suite comprising back to wall w.c, large vanity hand wash basin with storage and shelving under and P shaped panelled bath with shower attachment and glazed shower screen over, ceramic tiled walls, electric heated towel rail, ceramic tiled flooring, wall mounted back-lit mirror, inset ceiling spotlights, UPVC double glazed obscure glass window overlooking the front aspect.

### **Outside**

There is a residents permit parking area, which the property benefits from one space. A permit will be supplied at the time of purchase.

### **Agents Note**

We understand this property is Leasehold. The term of the lease is 125 years from 1 September 1987. The ground rent is approximately £50.00 per month with an annual service charge of approximately £540.00. There are currently no confirmed price increases. Further details of this can be obtained from the vendors solicitor at the time of purchase.



### **Location**

Swaffham is an historic market town, located approximately 30 miles from the Cathedral City of Norwich, 16 miles from King's Lynn, 17 miles from both Sandringham and Thetford Forest and 28 miles from the coastal town of Hunstanton. The beautiful Norfolk Broads are also only about an hour away. Swaffham boasts ample free parking and is also on an excellent bus route. The town has a small, social history museum, many public houses, restaurants and cafes, together with supermarket facilities and smaller shops. Within the town there are schooling facilities for all ages and sport and leisure facilities. Swaffham market is held every Saturday and has stalls including fresh meat, fruit & vegetables, cheeses, eggs, housewares, confectionery, tools and plants. There are direct train links to Cambridge and London Kings Cross from nearby Downham Market.

### **Council Tax Band**

This property is Council Tax band A.

Please note that once a sale takes place, the Council Tax band will be reviewed and may be subject to change.



**view this property online** [williamhbrown.co.uk/Property/SFM109316](http://williamhbrown.co.uk/Property/SFM109316)



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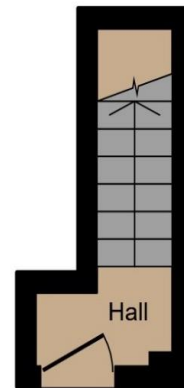
- **NO ONWARD CHAIN!**
- Modernised 1 double bedroom first floor maisonette
- Within walking distance of Swaffham town centre
- Contemporary open-plan living area
- Modern fitted kitchen
- Luxury fitted bathroom
- Permit off-road parking
- Electric radiator heating & UPVC double glazed windows

Tenure: Leasehold EPC Rating: C

**£130,000**

### directions to this property:

From the William H Brown Swaffham office, proceed along Lynn Street, pass Morrisons Daily and at the traffic lights, turn left onto Station Street. Continue along and on the corner of Spinners Lane, Cateryne Court can be found on the left hand side, where the property will be identified by our William H Brown "For Sale" board.



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold marks



Property Ref:  
SFM109316 - 0002

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.

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