



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

**welcome to**

**Cateryne Court Spinners Lane, Swaffham**

>> NO ONWARD CHAIN! A beautifully presented 1 double bedroom first floor maisonette, offering a pleasant location within walking distance of Swaffham town centre. Offering contemporary living with an open-plan lounge/kitchen/breakfast room, luxury fitted bathroom, permit off-road parking and more!



### 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 convactor 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.



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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**welcome to**

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

- NO ONWARD CHAIN!
- Modernised 1 double bedroom first floor maisonette
- Situated within walking distance of Swaffham town centre and amenities
- Residents permit off-road parking
- Contemporary open-plan living

Tenure: Leasehold EPC Rating: C

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 packs.

# £125,000

### **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.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SFM109316 - 0007

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