



Cole Court, Thetford, IP24 2FL

welcome to

Cole Court, Thetford

CHAIN FREE! A stunning ground floor apartment is on offer here. Boasting a double bedroom, modern open-plan living/kitchen space and allocated parking with further parking for visitors, all on the new Kingsfleet development, it's destined to make a wonderful first time or investment buy!



Summary

The historic Norfolk market town of Thetford is ideally positioned close to the Cambridgeshire and Suffolk borders and therefore offers good road and rail links direct to both Cambridge and Norwich, convenient for commuting. The river "Thet" borders the southern boundary offering delightful riverside walks and river frontage redevelopment consisting of a three screen cinema, restaurant, hotel and public open space. Further recreation can be found in the extensive forest areas in the surrounding areas including High Lodge offering forest cycle and walking routes and play areas.

Nearby Thetford Forest offers the ultimate outdoor playground for family days out. This vast pine plantation is cross-crossed with a maze of walking and cycling trails that are perfect for spending a day losing yourself in nature. At the heart of it all is the High Lodge Visitor Centre which offers bike hire for the energetic, Segway for the more adventurous and Go Ape for those who dare.

The Accommodation

Entrance door to:

Entrance Hall

With door to front, built in storage cupboard and radiator.

Kitchen / Family Room

22' 1" max. x 10' 9" (6.73m max. x 3.28m)

With a range of wall and base units with work surfaces over, sink unit with mixer tap over, space and plumbing for washing machine, space and plumbing for dishwasher, integrated gas hob, integrated electric oven, space for fridge/freezer, two windows, two radiators and wall mounted boiler.

Bedroom

11' 2" x 14' 3" (3.40m x 4.34m)

With window and radiator.

Bathroom

With W.C, wash hand basin with mixer tap over, bath unit with mixer tap and shower attachment over, electric shaver point, partly tiled walls, window and radiator.

Agents Note

Please note that this is a Leasehold property, with an annual service charge of £1,114.56 and an annual ground rent of £265.80.

For any further enquiries. please refer to your Legal Representative.



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welcome to

Cole Court, Thetford

- CHAIN FREE!
- Ground Floor Apartment
- Double Bedroom
- Modern Open-Plan Living/Kitchen Space
- Sleek Bathroom
- Allocated Parking plus Further Visitor Parking
- Popular "Kingsfleet" Location
- A Perfect First Time or Investment Buy!

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
THF107690 - 0001

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