



Amari House Gregor Shanks Way, Watton Thetford IP25 6FA

welcome to

Amari House Gregor Shanks Way, Watton Thetford

> > CLOSE TO TOWN! A two bedroom first-floor apartment, located within easy reach to the Watton town centre and presented in excellent order throughout. Offering two double bedrooms, open plan kitchen/lounge, family bathroom and more!



The Accommodation

The property is accessed by a communal entrance door which can be remotely unlocked by intercom, upon entering, a flight of stairs guides you to the internal entrance door to the accommodation.

Entrance Hall

Carpet flooring, radiator.

Kitchen / Lounge

20' 6" x 14' 9" (6.25m x 4.50m)

A range of wall and floor mounted fitted kitchen units with work surfaces over, breakfast bar, plumbing for washing machine, space for cooker, extractor hood, radiator, laminate and carpet flooring, UPVC double glazed window to rear and side aspects.

Bedroom 1

10' 2" x 9' 9" (3.10m x 2.97m)

Carpet flooring, radiator, UPVC double glazed window to front aspect.

Bedroom 2

11' 1" x 8' 10" (3.38m x 2.69m)

Carpet flooring, radiator, UPVC double glazed window to front aspect.

Family Bathroom

Part tiled suite comprising low level w.c, hand wash basin, panel bath, laminate flooring, extractor fan, radiator.

Location

Watton has a range of amenities including a post office, supermarket, chemist, infant, junior and secondary schools. There is a weekly market with lots to offer. For golf enthusiasts, Richmond Park Golf Club has an 18-hole course, driving range and practice green. Furthermore, there is a sports centre which offers a fitness suite, all weather courts, badminton, squash and snooker facilities. Watton is surrounded by beautiful Norfolk countryside and woodlands including Thetford Forest and Wayland Wood.

The City of Norwich is approx. a 30 minute drive away providing a further wide range of shopping and leisure activities. The picturesque Norfolk coastal areas can be reached in under an hour also.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Amari House Gregor Shanks Way, Watton Thetford

- Two bedroom first-floor apartment
- Presented in excellent order throughout
- Open plan living
- Modern fitted bathroom
- Long lease

Tenure: Leasehold EPC Rating: C

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

£140,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WAT108248 - 0003

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