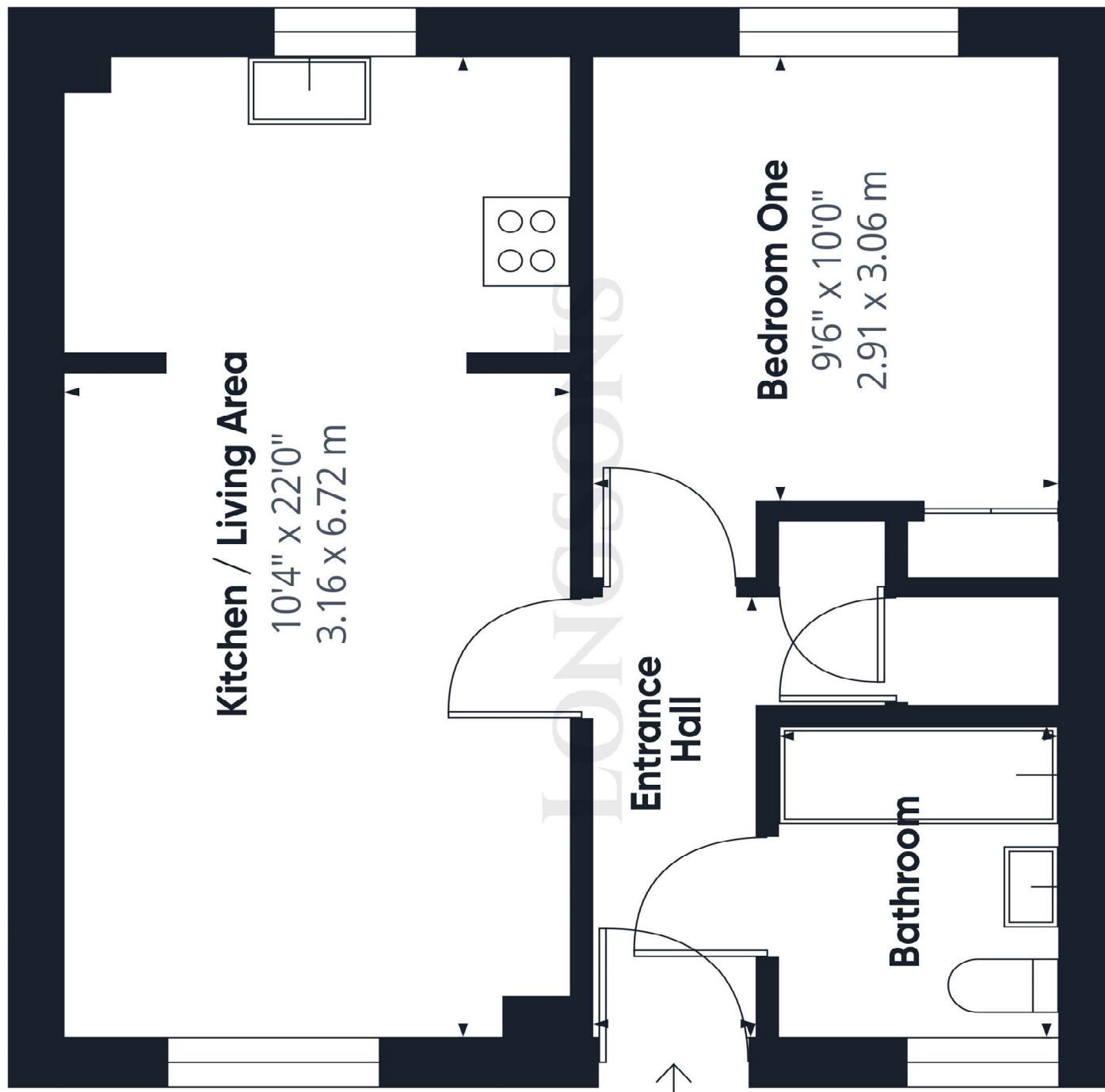




Lancaster Avenue, Watton, Thetford, IP25 6GW

Well presented one bedroom ground floor apartment on a popular development in the market town of Watton. The property offers open plan lounge/kitchen, bathroom, communal garden space and allocated parking.

Offers in the Region of £95,000 Leasehold



Agent`s Note

EPC rating C78 (Full copy available on request).

Council tax band A (Own enquiries should be made via Breckland District Council).

Lease Start Date15 Aug 2007 - 01 Jan

2132 125 years from 1 January 2007

Lease Term Remaining 105 years

- One Bedroom
- Ground Floor Apartment situated in Market Town
- Open Plan Lounge/Kitchen
- Energy Efficiency Rating C78
- Communal Garden Space and Allocated Parking
- Gas Central Heating

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

Situated on a popular development within the market town of Watton, Longsons are delighted to bring to the market this well presented one bedroom ground floor apartment. The property offers lounge/kitchen, bedroom, bathroom, built-in storage, communal garden space, allocated parking, gas central heating and UPVC double glazing.

WATTON

The well-served market town of Watton is in the district of Breckland, perfectly positioned for access to the whole of Norfolk and North Suffolk, this town is thought to be where the `Babes in the Wood` were abandoned in Wayland Wood. There is a traditional market held every Wednesday morning with produce including freshly caught fish, and there are two supermarkets and a number of independent shops, cafes, restaurants and pubs to enjoy. Within reach is the popular Thetford Forest Park, a number of golf courses, other

market towns and not forgetting the cathedral city of Norwich. Swaffham 10 miles; Dereham 10 miles; Thetford 15 miles; Norwich 23 miles.

Entrance Hall

Composite entrance door, radiator, two storage cupboards.

Living Room/Kitchen 22'0" (6.71m) x 10'4" (3.15m)

Two radiators, UPVC double glazed windows to front and rear. Kitchen area provides fitted cabinets to floor and wall, laminate worktop over and tiled splashback, space for upright fridge/freezer, space and plumbing for dishwasher, integrated washing machine, inset one and a half bowl stainless steel sink unit with mixer tap and integrated drainer, integrated fan oven, gas hob with extractor hood over.

Bedroom 10'0" (3.05m) x 9'6" (2.9m)

Radiator, UPVC double glazed window to rear and built-in wardrobe.

Bathroom

7'1" (2.16m) x 5'6" (1.68m)

Bath with mixer tap and shower and tiled splashback, hand washbasin with tiled splashback, WC, towel radiator, extractor fan, obscure UPVC double glazed window to front,

Outside front

Composte entrance door, outside lighting, shrubs and plants to beds, metal fence and gate.

Rear of Property

Communal garden space, one allocated parking space.

