



**Lawsons**  
ESTATE AGENTS

**4 Crown House Apts, Old Croxton Road, Thetford**

Guide Price **£130,000 - £140,000**

## 4 Crown House Apartments

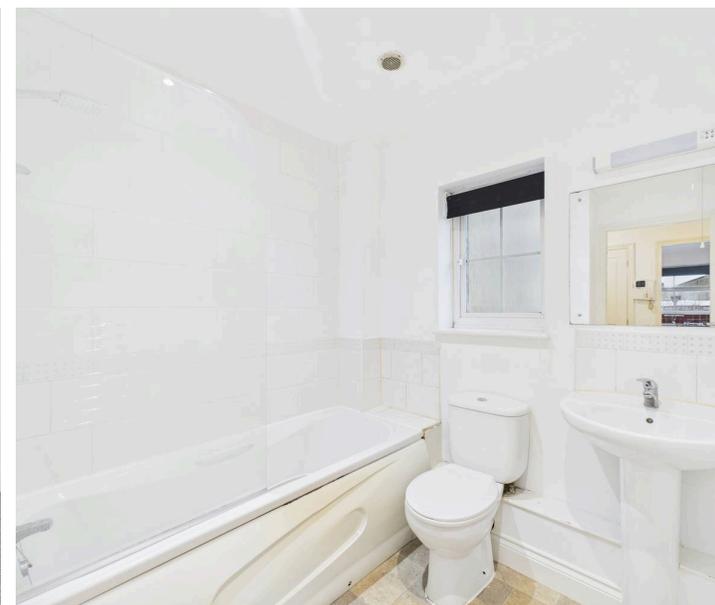
Thetford, IP24 1BD

Two-bedroom first floor apartment, ideally situated within walking distance of both the bus and train stations, offering excellent connectivity for commuters. This chain-free property features a kitchen with integrated appliances, a bathroom, and a spacious lounge / diner providing a welcoming, versatile space for relaxation or entertaining guests. Additional benefits include allocated parking for your convenience, as well as easy access to the A11 and A134, making it perfect for those seeking a well-connected home. Call now to arrange your viewing and avoid missing out on this fantastic opportunity.

Council Tax band: A

Tenure: Leasehold

- 2 BEDROOMS
- FIRST FLOOR APARTMENT
- INCLUDES LARGE LOFT SPACE
- LOUNGE / DINER
- ALLOCATED PARKING
- WITHIN WALKING DISTANCE OF BUS & TRAIN STATION
- EASY ACCESS TO THE A11 & A134
- CHAIN FREE
- INTEGRATED APPLIANCES
- CALL NOW TO ARRANGE A VIEWING!



**Hallway**

3' 6" x 13' 7" (1.07m x 4.15m)

Doors to kitchen, lounge, both bedrooms, and bathroom, with electric radiator, wood effect vinyl flooring, further doors to two storage cupboards of which one houses the hot water cylinder, with access to loft via ceiling hatch.

**Kitchen**

9' 11" x 7' 9" (3.03m x 2.37m)

Window to side, matching wall and base units with worktop over, inset 1 bowl sink unit with mixer tap over, tiled splashbacks, integrated electric oven and hob with cooker hood over, fridge, and dishwasher, space for a washing machine, with electric radiator, wood effect vinyl flooring, and spotlighting.

**Lounge / Diner**

12' 2" x 15' 5" (3.70m x 4.70m)

Windows to rear and side, with electric radiator, and carpet flooring.

**Bedroom 1**

12' 2" x 9' 7" (3.71m x 2.93m)

Window to side, with radiator, and carpet flooring.

**Bedroom 2**

8' 4" x 6' 9" (2.55m x 2.06m)

Window to side, with electric radiator, and carpet flooring.

**Bathroom**

6' 1" x 6' 8" (1.86m x 2.03m)

Frosted window to side, bath with mixer tap and separate mixer tap shower over, low level W/C, wash basin with mixer tap and tiled splashback over, with heated towel rail, tile effect vinyl flooring, and spotlighting.



**Parking**

The property benefits from an allocated parking space to the rear.

**Leasehold Information**

We are advised that the ground rent and service charges are approximately £1,300.00 per annum and the Lease was 125 Years from new, with 103 Years remaining. For more information, please contact the office.

**Agents Note**

This property falls under an A band for the local council tax and costs approximately £1,592.77 per annum for 2025/26.



**Anti-Money Laundering Regulations**

Fees apply, please visit our website for full terms and conditions.

**Viewing**

Strictly by an appointment via Lawson's Estate Agents 01842 755422.

**Financial Advice**

Lawson's Estate Agents can offer an independent mortgage and insurance service free of charge and without obligation. Please call 01842 755422 to make an appointment.

**Disclaimer**

No appliances have been tested and these details and measurements are produced as a guide only and do not constitute any form of contract or warranty. Please make your own investigations and survey as to the condition of any items mentioned. Photographs may illustrate certain items that are not included in the sale.

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