



**Lawsons**  
ESTATE AGENTS

**11 Cole Court, Thetford**  
In Excess of **£180,000**

# 11 Cole Court

Thetford, IP24 2FL

We are delighted to present this exceptional two-bedroom first floor apartment, ideally situated with easy access to the A11, making it perfect for commuters and those seeking convenience. The property boasts a modern interior throughout, featuring an impressive open plan living area that seamlessly connects to a stylish kitchen equipped with contemporary appliances. Both bedrooms are generously sized doubles, with the principal bedroom benefiting from an en-suite shower room, in addition to a sleek family bathroom. With gas central heating and a 125-year lease from new, this apartment offers both comfort and peace of mind for years to come.

Council Tax band: A

Tenure: Leasehold

- FIRST FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- EASY ACCESS TO THE A11
- MODERN INTERIOR
- EN-SUITE & BATHROOM
- OPEN PLAN LIVING
- 125 YEAR LEASE FROM NEW
- ALLOCATED PARKING
- GAS HEATING
- CALL NOW TO VIEW!





### Hallway

10' 0" x 8' 4" (3.05m x 2.55m)

Doors to open plan living area, both bedrooms, bathroom, storage cupboard and airing cupboard housing the hot water cylinder, intercom system, laminate flooring and radiator.

### Open Plan Living Area

20' 6" x 11' 11" (6.26m x 3.62m)

Dual aspect windows to front and side, laminate flooring, radiator and open to kitchen.

### Kitchen

20' 6" x 11' 11" (6.26m x 3.62m)

Wall and base units with worktop over, inset one & half bowl sink unit with mixer tap over, tiled splashback, built-in double oven, gas hob with cooker Hood over, space for washing machine, dishwasher and fridge freezer and gas boiler located within wall cupboard.

### Bedroom 1

9' 7" x 11' 5" (2.92m x 3.49m)

Window to side, radiator, carpet flooring, built in wardrobes, and door to ensuite.

### En-Suite

3' 11" x 7' 6" (1.19m x 2.28m)

Window to rear, double width shower cubicle, low-level WC, wash basin, part wall tiling, tiled flooring, radiator, extractor fan and shaving point.

### Bedroom 2

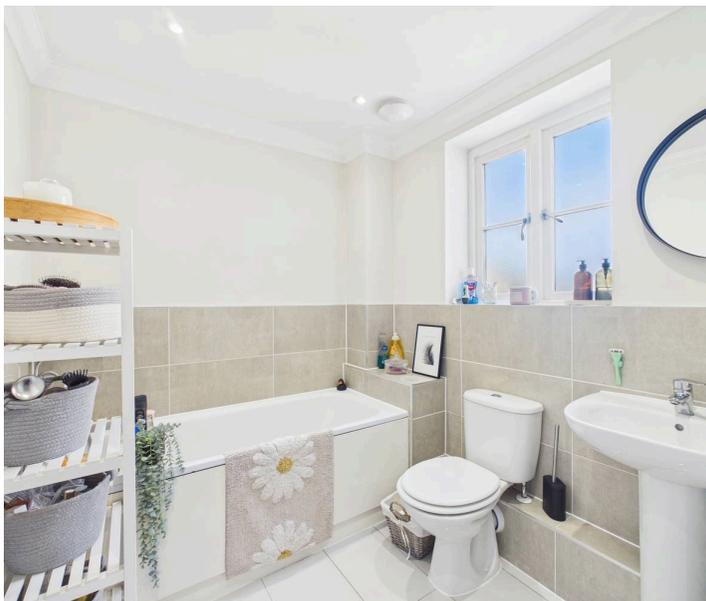
10' 3" x 7' 8" (3.13m x 2.34m)

Window to side, radiator, carpet flooring and built in wardrobe.

### Bathroom

6' 6" x 7' 6" (1.97m x 2.28m)

Window to side, bath with mixer tap and shower attachment over, low-level WC, wash basin, part wall tiling, tiled flooring, radiator, extractor fan and shaving point.



### Communal Garden

The communal grounds are mainly laid to lawn with a selection of mature shrubs and plant borders, brick wave parking area and bin stores located to the rear.

### Allocated parking

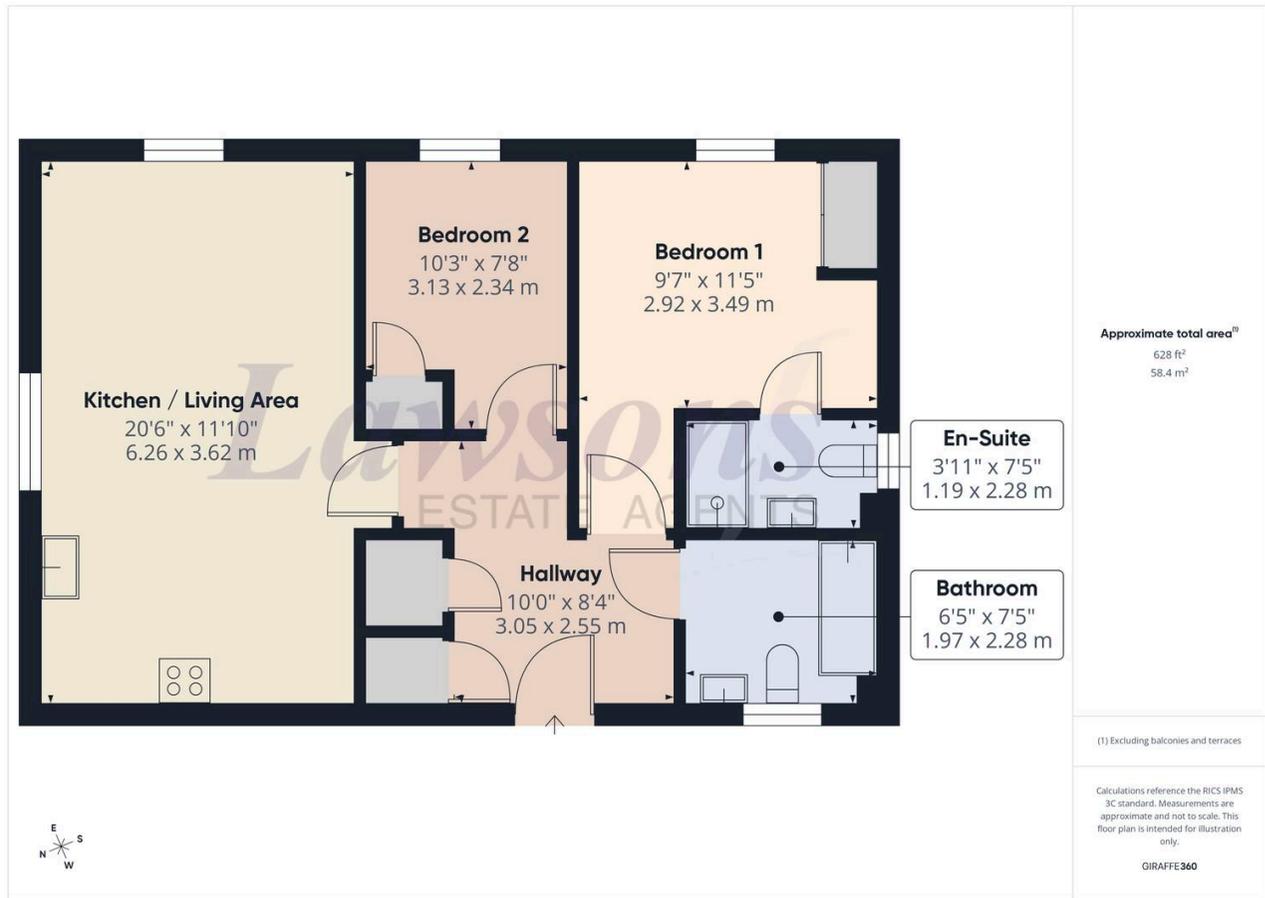
The property offers allocated off-road parking with two spaces located to the rear.

### Agents Note

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

### Leasehold Information

We are advised that the ground rent and service charges are currently £1,013.49 per annum and the Lease was 125 Years from new and has approximately 120 Years remaining. For more information, please contact the office.



### 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.

