





Blake Court, Swaffham, PE37 8HG

william h brown

welcome to

Blake Court, Swaffham

>>NO ONWARD CHAIN!! A lovely 2 bedroom ground floor apartment, located within easy walking distance of Swaffham town centre and local amenities. The property has under gone a course of refurbishment by the current owners including a newly installed kitchen and bathroom and more!













Accommodation
A covers porch area with part glazed external entrance door

Entrance Hall
Radiator, carpet flooring, doors opening to the bathroom and both bedrooms, further door opening to:

Lounge
Radiator, carpet flooring, telephone and TV point, UPVC double glazed doors opening to the garden.

Kitchen
A newly installed shaker style kitchen with a range of wall and floor mounted fitted units and wood effect work surfaces over, inset sink and drainer unit with mixer tap over, tiled splash backs and upstands, built-in electric oven and and hob with cooker hood over, space and plumbing for a washing machine, space for a fridge/freezer, wood effect flooring, UPVC double glazed window overlooking the side aspect.

Bedroom 1
Radiator, carpet flooring, built-in storage cupboard, UPVC double glazed window to the side aspect.

Bedroom 2
Radiator, carpet flooring, UPVC double glazed window to the side aspect.

Bathroom
Newly installed bathroom suite comprising low level w.c, pedestal hand wash basin with tiled splash back, panelled bath with shower over and glazed shower screen, radiator, wall mounted bathroom cabinet, wood effect flooring, UPVC double glazed window to the front aspect.

Outside
The property is approached via a paved walkway leading to the front entrance door. A timber gate leads to the to rear garden.

The rear garden is partly gravelled with a patio seating area, the garden is enclosed by retained timber fence panels.

Location
Swaffham is an historic market town, located approximately 30 miles from the Cathedral City of Norwich, 16 miles from King's Lynn, 17 miles from both Sandringham and Thetford Forest and 28 miles from the coastal town of Hunstanton. The beautiful Norfolk Broads are also only about an hour away. Swaffham boasts ample free parking within the town and has a small, social history museum, many public houses, restaurants and cafes, together with supermarket facilities and smaller shops. Within the town there are schooling facilities for all ages and sport and leisure facilities. Swaffham market is held every Saturday and has stalls including fresh meat, fruit & vegetables, cheeses, eggs, housewares, confectionery, tools and plants. There are direct train links to Cambridge and London Kings Cross from nearby Downham Market.

Council Tax Band
This property is Council Tax band A.

Please note that once a sale takes place, the Council Tax banding will be reviewed and may be subject to change.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Agents Note
We understand from the vendor that this property is leasehold; The lease length is 990 years from 5th March 2026. Further details of this can be obtained from the vendors solicitor at the time of purchase.

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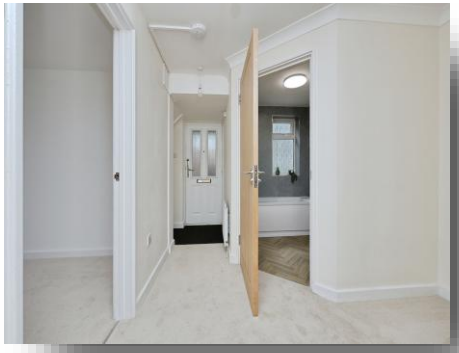
- NO ONWARD CHAIN
- 2 Bedroom ground floor apartment
- Presented in excellent condition throughout
- Modern fitted kitchen
- Contemporary bathroom suite

Tenure: Leasehold EPC Rating: C
Council Tax Band: A Service Charge: Ask Agent
Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£120,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SFM111433

The Property Ombudsman

Property Ref:
SFM111433 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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