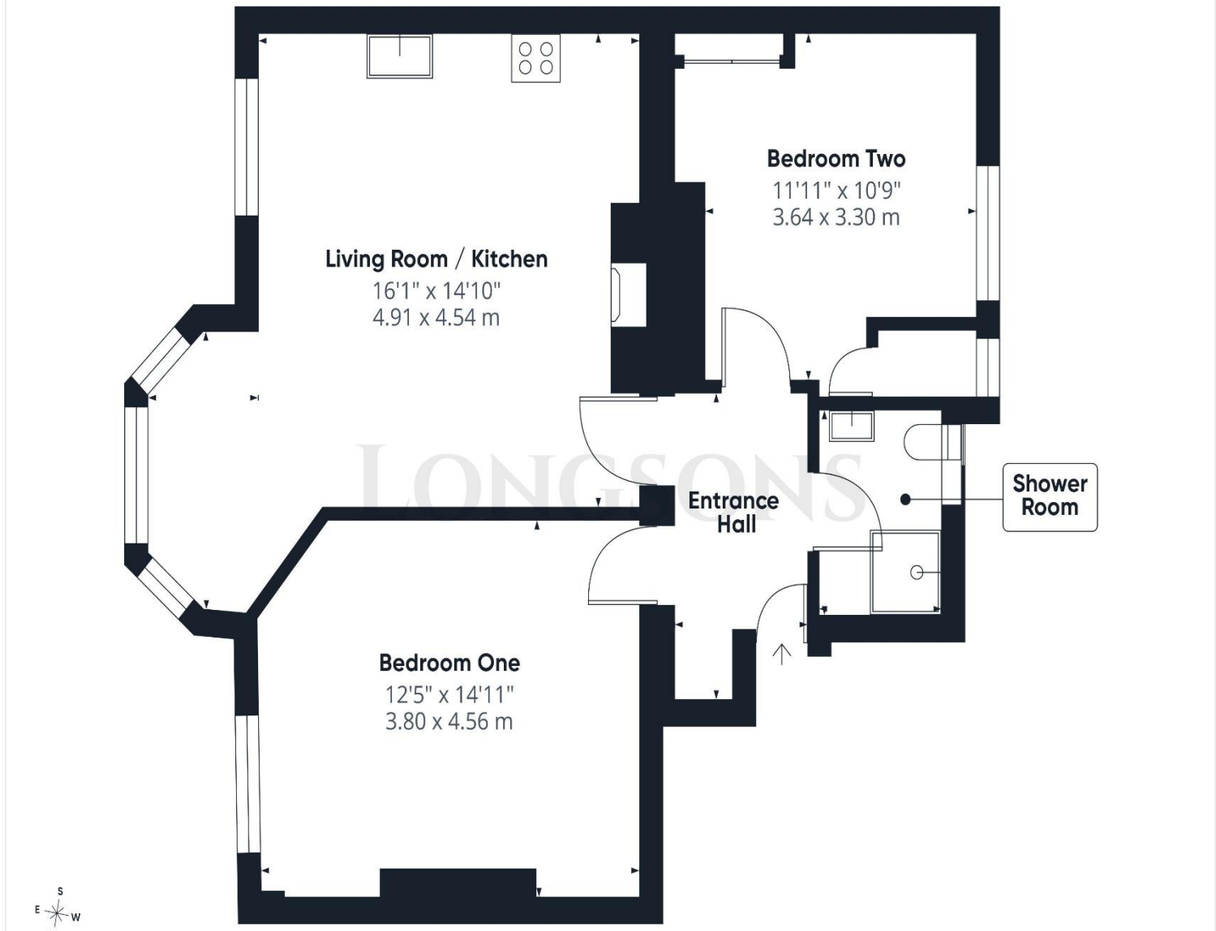




Station Street, Swaffham, PE37 7HP

Well presented two bedroom first floor flat situated in Swaffham. The property offers open plan living room/kitchen, shower room and gas central heating all within an easy walk of Swaffham town centre and it`s amenities.

Price £110,000 Leasehold

Fitzroy House 32 Market Place Swaffham Norfolk PE37 7QH
Tel: 01760 721389 | Email: info@longsons.co.uk
https://www.longsons.co.uk

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Situated in the heart of the popular market town of Swaffham, Longsons are delighted to bring to the market this well presented two bedrooms. The proper offers open plan living room/kitchen, shower room and gas central heating throughout.

Briefly the property offers entrance hall, open plan living room/kitchen, two bedrooms, shower room, communal space to front and rear, gas central heating.

Swaffham
Swaffham, situated in the heart of Norfolk, is a sought-after market town that boasts a wide range of independent shops, traditional pubs, and delightful restaurants and cafes. This vibrant town is well-served, offering amenities like a Waitrose, Tesco and other supermarkets, a fantastic Saturday market, three doctors` surgeries, abundant free parking, as well as three primary schools and a secondary school. With its proximity to the A47, you can reach Kings Lynn in approximately 15 miles and the bustling city of Norwich in around 30 miles. Additionally, excellent bus services connect to nearby villages and surrounding towns and cities. Being in the heart of Norfolk, Swaffham is in the perfect location for the North Norfolk Coast, Thetford Forestry Commission, and close to train links to Cambridge and London. Dereham 12 miles, Watton 10 miles, Norwich 34 miles.

Entrance Hall
Radiator.

Living Room/Kitchen
Feature fireplace, radiator, glazed bay window to front,

Kitchen provides area fitted cabinets to floor with laminate worktop over, inset stainless steel sink unit with spring neck tap and drainer, integrated dishwasher and washing machine, integrated fan oven, ceramic hob with extractor hood over, space for upright fridge/freezer, glazed window to front.

Bedroom One
Feature fireplace, radiator, glazed window to front.

Bedroom Two
Radiator, two built-in storage cupboards, wall mounted gas combination boiler, two glazed windows to rear.

Shower Room
WC, hand washbasin, chrome finish towel radiator, corner shower cubicle, extractor fan, glazed window to rear.

Front of Property
Communal space to front of property laid to shingle with iron fencing to perimeter and wooden entrance door leading to first floor stairs,

Rear of Property
Shared communal garden space to the rear of the property laid to paving slabs and shingle.

Agent`s Note
EPC rating D63 (Full copy available on request).
Council tax band A (Own enquiries should be made via Breckland District Council).

Agent`s Note 2
Service charge - £780 per year (paid 6 monthly).
Ground rent - £50 per year(paid 6 monthly).
119 years left on the Lease.

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.

- Two Bedrooms
- Well Presented First Floor Flat
- Open Plan Living Room/Kitchen
- Energy Efficiency Rating D63
- Communal Garden Space
- Gas Central Heating







