MOLYNEUX
ESTATE AGENTS



# Marina Close

Thetford, IP24

Price £150,000

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### Communal Hallway
Security entrance system.
From parking area door to communal hallway with individual post boxes.
Entrance door to ground floor apartment.

### Hallway
Security 'phone entrance system. Radiator. Thermostat control for central heating. Deep built in storage cupbaord.

### Open Plan Kitchen/Living Area
22'2" x 11'1" (6.76m x 3.38m)
An impressive room with wow factor - providing seating area for relaxing, space for dining table & chairs and offering comprehensively fitted Sheraton kitchen units providing ample storage space. Integral applicances include fridge/freezer, washing machine, dishwasher, Neff built in double electric oven and Neff 4 ring gas hob with extractor over.

Concealed built boiler serving central heating and hot water systems (Serviced 2026). Radiator. TV point. 2 windows to rear aspect.

### Bedroom
14'4" x 11'1" (4.37m x 3.38m)
A lovely sized room with ample space for wardrobes/storage and even a cot or fold-away bed for occasional visitors. Window to front aspect.

### Bathroom
7'5" x 6'7" (2.26m x 2.01m)
Fitted with three piece white suite including bath with mixer tap and mains shower over, shower screen, tiled splash areas, pedestal wash basin and close coupled w.c. White ladder radiator.
Extractor. Window to front.

### Outside
There is an allocated parking space.

Bicycle storage space.

### Agent's Note
Council Tax band - A

This is a leasehold apartment. The lease term is 999 years from the year it was built (2023). An annual service charge of £900 is payable to EWS Property Management as well as an annual ground rent of £260.

Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.
Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

We are supervised by HMRC and, as such, have an obligation under anti-money laundering regulations to conduct anti-money laundering checks on all potential buyers and sellers. We have partnered with Coadjute who will securely manage these checks on our behalf.

Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks

electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service.

These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.















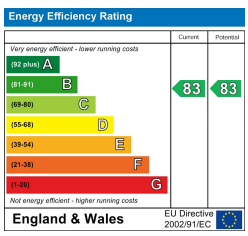


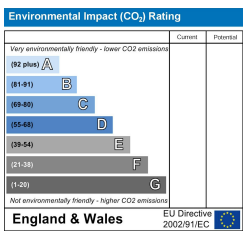




## Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.