



**Lawsons**  
ESTATE AGENTS

7 Kings Court Earls Street, Thetford  
£90,000



# 7 Kings Court Earls Street

Thetford, IP24 2AQ

1 bedroom ground floor flat, located in the heart of the town centre, boasting a private front door for added privacy and convenience. Featuring a shower room, kitchen, and a cosy lounge / diner perfect for relaxation. Noteworthy amenities include communal laundry facilities, making every-day living a breeze. With easy access to the A11 & A134, this property combines comfort with practicality, creating an ideal urban retreat for the over 60's. Don't miss out on this opportunity - call now to view!

Council Tax band: A

Tenure: Leasehold

- ONE BEDROOM
- GROUND FLOOR
- PRIVATE FRONT DOOR
- SHOWER ROOM
- COMMUNAL LAUNDRY FACILITIES
- NEWLY FITTED DOUBLE GLAZED WINDOWS
- TOWN CENTRE LOCATION
- LOUNGE / DINER
- EASY ACCESS TO THE A11 & A134
- CALL NOW TO VIEW!





### **Hallway**

8' 9" x 4' 0" (2.66m x 1.22m)

Doors to lounge / diner, bedroom, shower room, and storage cupboard, with electric radiator, and carpet flooring.

### **Lounge / Diner**

17' 1" x 10' 7" (5.21m x 3.23m)

Window to rear, feature electric fireplace, with carpet flooring, and opening to kitchen.

### **Kitchen**

6' 0" x 8' 0" (1.83m x 2.44m)

Window to front, matching wall and base units with worktop over, inset 1 bowl sink unit with individual taps over, tiled splashbacks, integrated electric oven and hob with cooker hood over, space for fridge / freezer, and dishwasher, with tile effect vinyl flooring.

### **Bedroom**

12' 2" x 9' 5" (3.71m x 2.87m)

Window to rear, built-in wardrobe, with electric radiator, and carpet flooring.

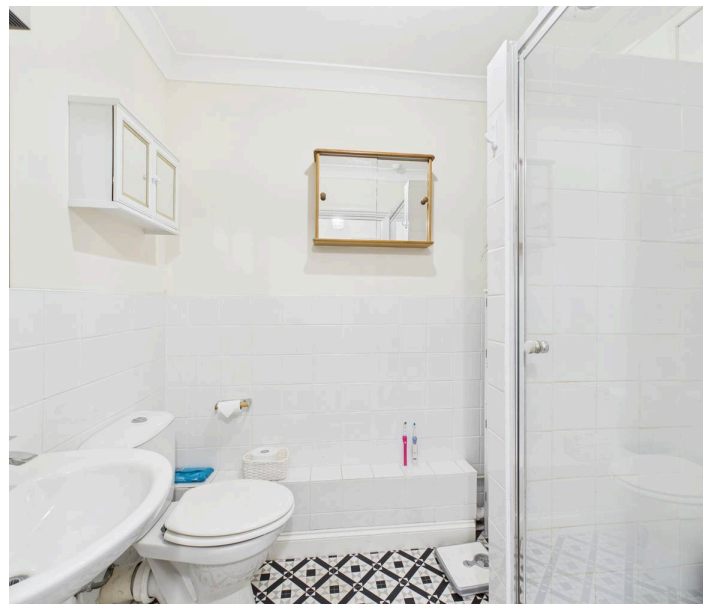
### **Shower Room**

7' 0" x 5' 1" (2.13m x 1.55m)

Shower cubicle with electric shower, low level W/C, wash basin with individual taps over, partial wall tiling, with wall mounted electric fan heater, and tile effect vinyl flooring.

### **On-Site Facilities**

There is a communal laundry room with washing machines and tumble dryers. Externally there are communal grounds and resident only parking bays operating on a first come, first serve basis. For more information, please contact the office.





## COMMUNAL GARDEN

The property is located within a block with its own front door, offering views over the bowls green to the rear.

## Parking

The property benefits from parking bays within the courtyard, available on a first come, first served basis.

## Leasehold Information

We are advised that the ground rent and service charges are currently £1,626.35 per annum and the Lease was 99 Years from new and has approximately 64 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. Please note that this property is located within a development that operates an over 60's residency policy. At least one resident must be aged 60 or over in order to meet the eligibility criteria for occupancy.

## 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.

Lawsons Estate Agents

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