



**Lawsons**  
ESTATE AGENTS

**56 Spindle Drive, Thetford**  
In Excess of **£130,000**

# 56 Spindle Drive

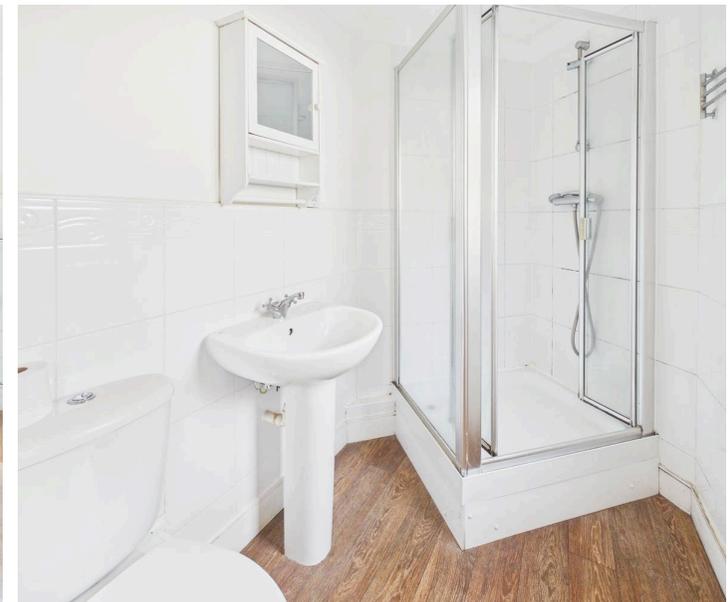
Thetford, IP24 2UQ

We are delighted to present this two bedroom ground floor apartment, perfectly situated within a popular development offering easy access to the A11 and just a short distance from the town centre and local amenities. This chain free property is an ideal opportunity for first time buyers or investors, boasting a spacious open plan living area that seamlessly combines the lounge, dining, and kitchen spaces. The apartment features two well-proportioned bedrooms, including a principal bedroom with en-suite shower room, as well as a contemporary family bathroom, making it both stylish and practical for every-day living.

Council Tax band: A

Tenure: Leasehold

- GROUND FLOOR APARTMENT
- POPULAR DEVELOPMENT
- IDEAL FIRST TIME BUY OR INVESTMENT PURCHASE
- EASY ACCESS TO THE A11
- CHAIN FREE
- OPEN PLAN LIVING
- TWO BEDROOMS
- BATHROOM & EN-SUITE
- EASY REACH OF THE TOWN AND AMENITIES
- CALL NOW TO VIEW!





### **Hallway**

7' 0" x 4' 11" (2.14m x 1.51m)

Doors to open plan living area, both bedrooms, bathroom, storage cupboard and double doors to airing cupboard housing, the hot water cylinder, carpet flooring, storage heater and intercom system.

### **Open Plan Living Area**

19' 11" x 14' 9" (6.06m x 4.50m)

Window and door rear, carpet flooring, two storage heaters and open to kitchen.

### **Kitchen**

19' 11" x 14' 9" (6.06m x 4.50m)

Wall and base units with worktop over, inset one bowl sink unit with mixer tap over, tiled splashback and tiled flooring, built in single oven, electric hob with cooker Hood over, space for washing machine and upright fridge freezer.

### **Bedroom 1**

13' 9" x 10' 4" (4.19m x 3.16m)

Two windows and door to front, electric radiator, carpet flooring, two built in double wardrobes and door to ensuite.

### **En-Suite**

7' 8" x 4' 11" (2.33m x 1.51m)

Window to front, shower cubicle, low-level WC, wash basin, part wall tiling, electric fan heater, shaving point, vinyl flooring and extractor fan.

### **Bedroom 2**

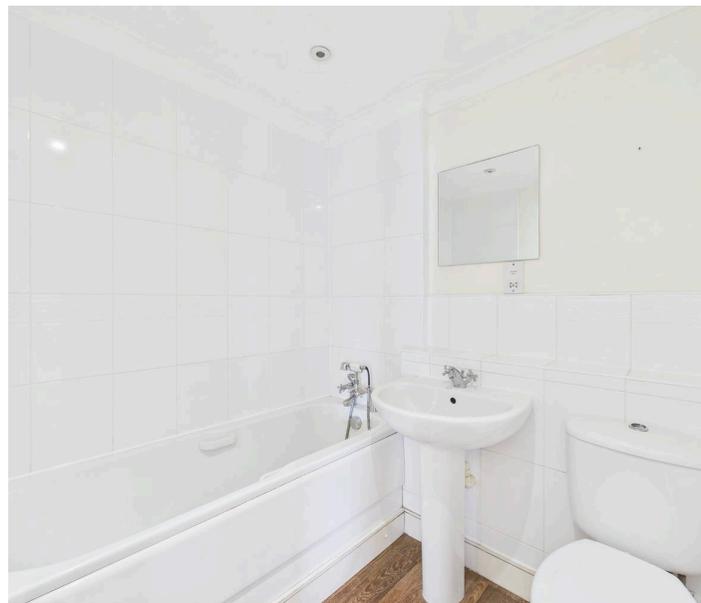
11' 4" x 7' 5" (3.46m x 2.26m)

Window and door to front, electric radiator, and carpet flooring.

### **Bathroom**

6' 8" x 5' 7" (2.03m x 1.69m)

Bath with mixer tap and shower attachment over, low-level WC, wash basin, part wall tiling, vinyl flooring, electric fan heater, shaving point and extractor fan.



### Communal Garden

The communal grounds are mainly laid to lawn with mature hedging, and brick built bin and cycle storage.

### Allocated parking

The property offers one allocated parking space located to the front of the block.

### Leasehold Information

We are advised that the ground rent and service charges are currently £1,033.56 per annum and the Lease was 125 Years from new and has approximately 104 Years remaining. For more information, please contact the office.

### 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.



### 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.

