



**Lancaster Avenue, Watton, Thetford, IP25 6GW**



**Guide Price £99,950**

## Lancaster Avenue, Watton

### Key Features

- No onward chain
- Allocated parking
- Communal gardens
- Redecorated
- Gas central heating
- Leafy green outlook
- Council Tax Band A
- Leasehold
- Energy Efficiency Rating C.

Located to the east of Watton, the property enjoys a pleasing position within a modern and attractive development centred around a large green giving a pleasing feel to the development. Watton offers a good range of amenities and facilities whilst lying 25 miles to the southwest of Norwich and within close proximity to the market towns of Wymondham, Attleborough and Thetford.

The property comprises a one bedroom first floor flat located within a modern and attractive building of three other similar properties having been built in 2007 by Messr Bryant Homes and within a building of traditional construction with sealed unit upvc double glazed windows and doors, whilst being heated by a gas fired central heating boiler via radiators. The property is held on a leasehold basis reverting from a 125 year lease from the start of 2007, being a leasehold property there are obligations towards a ground rent and service charge, with the ground rent being approx. £250 per annum and with the service charge being of approx. £130 per month including the cleaning of the windows, communal areas and buildings insurance.

**\* FOR AGREED OFFERS OVER £99,000 THE SELLER WILL PAY THE GROUND RENT AND MAINTENANCE CHARGE TO DECEMBER 2021.**

**Agents Note:** As mentioned, the property is one of four properties within the building and also being one of three owned by the vendor to which the vendor would consider selling the three flats to an investor. For further information please contact the selling agent.





## Lancaster Avenue, Watton

The rooms are as follows:

**ENTRANCE HALL:** 10' 3" x 3' 6" (3.14m x 1.08m) L shaped stretching to 3' 0" x 5' 11" (0.92m x 1.82m) A pleasing first impression, window to front, access through to the bedroom, reception room and bathroom. Built-in storage cupboard to side. Entry phone to side.

**RECEPTION ROOM:** 15' 1" x 10' 4" (4.60m x 3.17m)

With window to the front aspect enjoying elevated views over the green. A light, bright and airy room with arch connecting to the kitchen.

**KITCHEN:** 6' 9" x 10' 4" (2.07m x 3.16m)

Found to the rear aspect of the property, the kitchen offers a good range of wall and floor units with roll top work surfaces, integrated appliances with four ring gas hob with extractor above and oven below, inset stainless steel one and a half bowl sink with drainer and mixer tap, space for white goods.

**BEDROOM:** 11' 8" narrowing to 9' 10" x 9' 6" (3.57m narrowing to 3.02m x 2.91m) With window to the rear aspect being a spacious double bedroom with double built-in storage cupboard to side.

**BATHROOM:** 6' 11" x 5' 10" (2.13m x 1.79m)

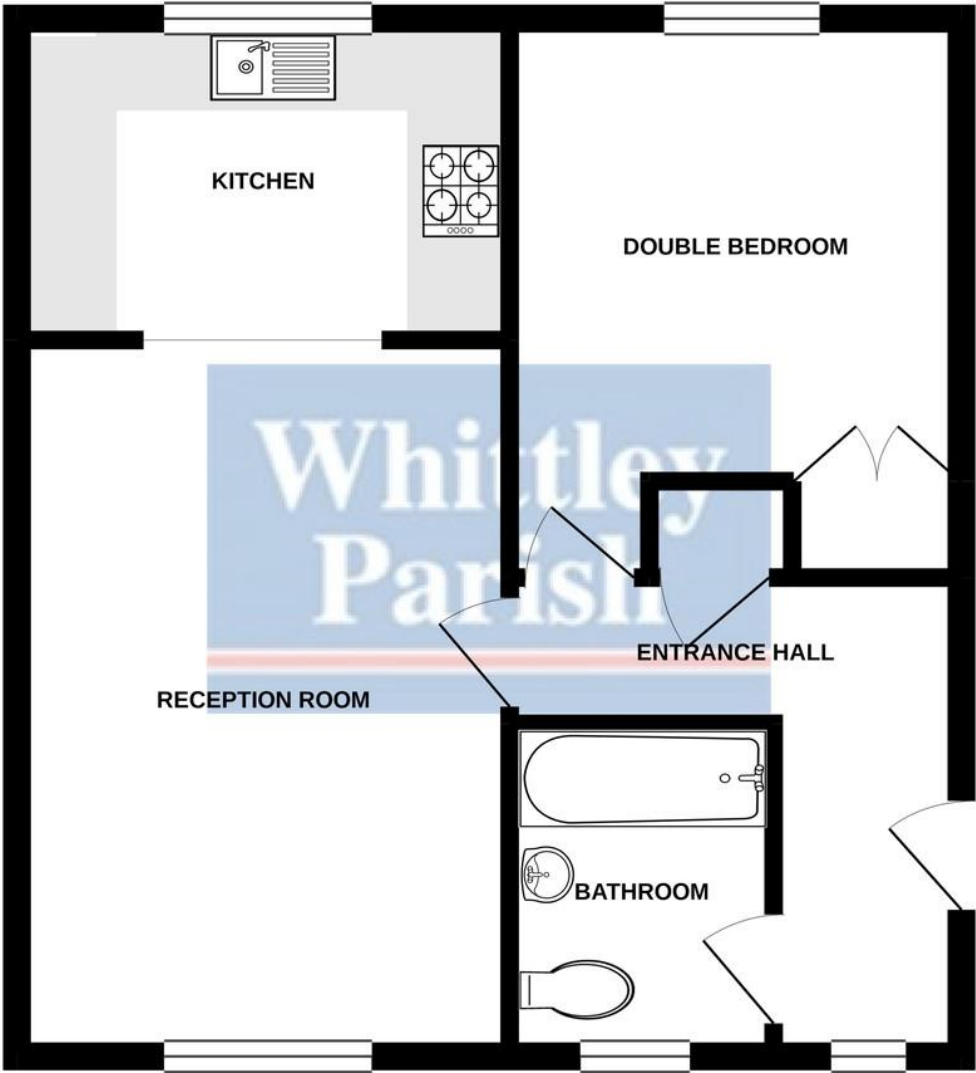
With frosted window to front comprising of a matching three piece suite in white with panelled bath and shower over, low level wc, hand wash basin and heated towel rail.

**VIEWINGS:** Strictly by appointment with Whittley Parish Estate Agents, please contact a member of the sales team at our Long Stratton office on 01508 531331.

**OUR REF:** L0795



FIRST FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 437 sq.ft. (40.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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