



TOTAL APPROX. FLOOR AREA 870 SQ.FT. (80.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Saxon House, Old Thetford Road, Watton, Thetford, IP25 6BS

Modern spacious, well presented 2 bedroom second floor retirement flat for the over 55's conveniently situated in Watton town centre. The property can be accessed by either a lift or stairs and offers an open plan living/kitchen area, access to balcony and communal gardens.

Price £135,000 Freehold



Agent's Note

The vendor has informed us that the property is freehold and each owner owns a share of the freehold within the development. The residents collectively employ a management company to take care of the day to day running of the building. The charges for this are as follows: Service Charge: £2200 per annum (approx)

Agent's Note

Please note that the photos used are from a previous listing. The property may look different once viewed in person.

- Spacious Second Floor Flat
- Two Double Bedrooms
- Open Plan Living
- Over 55s Only
- Communal Gardens & Private Balcony
- Access to Lift
- Communal Parking Area
- Town Centre Location

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.

Conveniently situated in Watton town centre, Longsons are delighted to bring to the market this modern spacious, well presented 2 bedroom second floor retirement flat. The property is specifically for over 55's and can be accessed by either the lift or stairs and has access to communal gardens and a communal lounge/kitchen space. To the rear is a car park offering parking on a first come first served basis. The flat itself offers an open plan living/dining/kitchen area, entrance hall, 2 double bedrooms, balcony and a shower room.

word for hare, and ton for barrel. There is a traditional market held every Wednesday morning with produce including freshly caught fish, and there is a supermarket and a number of independent shops, cafes, restaurants and pubs to enjoy. The medical practice and pharmacy are close by. Within reach is the popular Thetford Forest Park, a number of golf courses, other market towns and not forgetting the cathedral city of Norwich.

Entrance Hall

Radiator, built in storage cupboard, access to roof space.

L Shaped Kitchen/Living Room
21'10" (6.65m) Max x 17'9" (5.41m) Max

To the kitchen area there are fitted kitchen units to wall and floor, work surface over, stainless steel sink unit with mixer tap and drainer, integral electric oven, integral ceramic hob with extractor hood over, integral fridge/freezer, integral slimline dishwasher, integral washing machine, tiled splashback.

The living room area has UPVC double glazed French doors opening to small balcony area, radiators.

Bedroom 1
12'0" (3.66m) x 10'10" (3.3m)

UPVC double glazed window to front, carpet to floor, radiator.

Bedroom 2
12'0" (3.66m) x 9'4" (2.84m)

UPVC double glazed window to front, carpet to floor, radiator.

Shower Room

Shower cubicle, wash basin, WC, heated towel rail, built in cupboard housing hot water cylinder.

Outside

Enclosed gardens available to residents, with access to secure storage, subject to availability. To the rear of the garden there is access to the communal parking area.



Viewing is highly recommended!

WATTON
 Swaffham 10 miles; Thetford 15 miles; Norwich 23 miles

The well-served market town of Watton is in the district of Breckland, just less than 25 miles from Norwich. Perfectly positioned for access to the whole of Norfolk and North Suffolk, this town is thought to be where the 'Babes in the Wood' were abandoned in Wayland Wood. You will see on the town sign that there are two babes, and a hare jumping over the barrel reflecting the town name; wat being the local dialect

