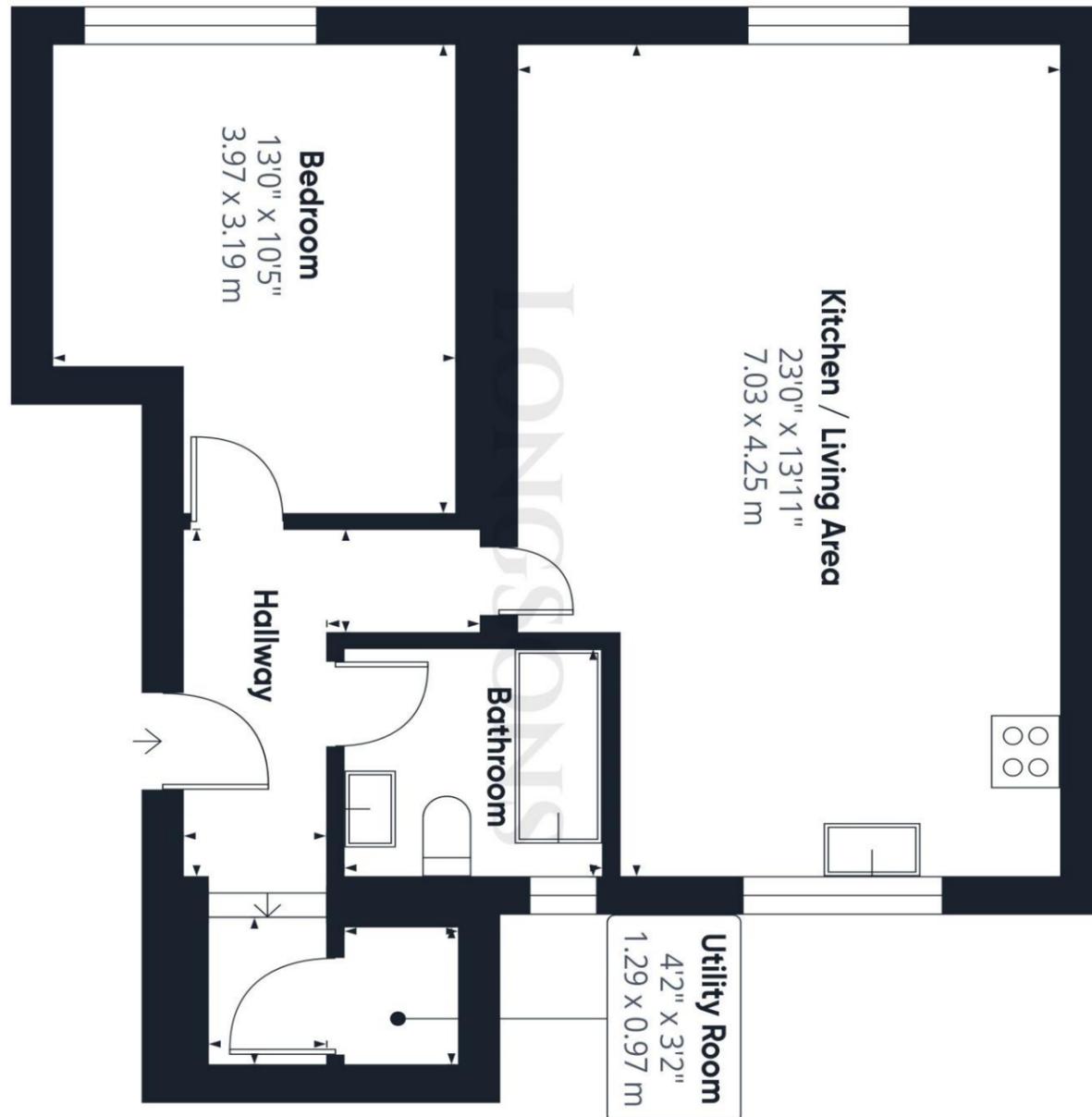




## Amari House, Gregor Shanks Way, Watton, Thetford, IP25 6FA

Fully renovated, extremely well presented, first floor one bedroom flat located within easy reach of Watton town. This fantastic property is ready to move straight in and offers easy, modern living with gas central heating, UPVC double glazing, open plan living area & kitchen and utility cupboard.

**Price £120,000 Leasehold**





**Agents Note One**

EPC rating C79 (Full copy available on request)

Council tax band A (Own enquiries should be made via Breckland District Council).

**Agents Note Two**

Please note: This is a leasehold property, we have been advised there is approx. 119 years remaining with a current service charge £450 per annum and ground rent £150 per annum approx.

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.

- First Floor Flat
- One Bedroom
- Fully Renovated
- Energy Efficiency C79
- Open Plan Lounge/Kitchen
- Gas Central Heating
- UPVC Double Glazing
- Town Centre Location
- Extremely Well Presented
- No Onward Chain!

Conveniently situated within Watton town centre, Longsons are delighted to bring to the market this fully renovated, extremely well presented first floor one bedroom flat. This fantastic property is ready to move straight in and offers easy, modern living with gas central heating, UPVC double glazing, open plan living area & kitchen and utility cupboard.

and there are two supermarkets and a number of independent shops, cafes, restaurants and pubs to enjoy. Within reach is the popular Thetford Forest Park, a number of golf courses, other market towns and not forgetting the cathedral city of Norwich. Swaffham 10 miles; Thetford 15 miles; Norwich 23 miles.

Viewing highly recommended.

Offered for sale CHAIN FREE!

Briefly, the property offers communal entrance hall, flat entrance hall, open plan lounge/kitchen, bedroom, bathroom, gas central heating and UPVC double glazing.

**WATTON**

The well served market town of Watton is in the district of Breckland, 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. There is a traditional market held every Wednesday morning with produce including freshly caught fish,

**Communal Entrance Hall**

Entrance door to flat.

**Flat Entrance Hall**

Built in utility cupboard with space and plumbing for washing machine and wall mounted gas central heating boiler, entrance inter-com system, radiator.

**Open Plan Kitchen/Living/Area**  
23'0" (7.01m) x 13'11" (4.24m)

Modern fitted kitchen units to wall and floor, oak work surface over, stainless steel sink unit with mixer tap and drainer, integrated electric oven and ceramic hob and extractor hood over, space for under counter fridge/freezer, UPVC double glazed windows to front and rear aspect, radiator.

**Bedroom**

13'0" (3.96m) x 10'5" (3.18m)

UPVC double glazed window to front aspect, radiator.

**Bathroom**

Bath with shower over and shower screen, tiled splashback, wash basin, WC, obscure glass UPVC double glazed window to rear aspect, extractor fan, radiator.

