



### **The Shirehall, Swaffham, PE37 7TU**

Very well presented one bedroom ground floor apartment situated within the impressive, historic and popular Shirehall complex. Conveniently situated within easy reach of Swaffham town centre, the property offers 1 bedroom and a shower room. Offered for sale CHAIN FREE!

**Price £85,000 Leasehold**





### AGENTS NOTE

Approx 65 years left on lease  
 £1000 per annum service charge  
 £100 ground rent per annum

Please note photographs are from our original advertisement pre tenancy commencement in 2020.

- Very Well Presented
- Ground Floor Apartment
- CHAIN FREE!
- One Bedroom
- Shower Room
- Parking

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.

Situated in the historic and popular Shirehall complex, conveniently within easy reach of Swaffham town centre, Longsons are delighted to bring to the market this very well presented one bedroom ground floor apartment. The property offers communal courtyard area, shower room and parking.

Offered for sale CHAIN FREE!

Viewing highly recommended.

Briefly, the property offers entrance hall, lounge, kitchen, bedroom, en-suite shower room, electric storage heating and parking.

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### SWAFFHAM

Kings Lynn approx 15 miles, Downham Market approx 15 miles, Norwich approx 30 miles.

Swaffham is a popular Norfolk market town with a good selection of shops, pubs and restaurants, social clubs, sports clubs and a popular 18 hole golf club. The town is well catered for with a Waitrose and other supermarkets, an excellent Saturday market, three doctors surgeries, free parking throughout the town and also primary, secondary and higher schools. There is easy access to the A47 with Kings Lynn approx 15 miles, Downham Market approx 15 miles and approx 30 miles to the city of Norwich, all of which have rail links to London. Swaffham has an excellent bus service to local villages and surrounding towns and cities.

### Entrance Hall

Entrance door to front, electric storage heater

### Lounge

**13'6" (4.11m) Max x 12'5" (3.78m)**  
 Large sliding sash window to side with secondary glazing, electric storage heater.

### Kitchen

**7'8" (2.34m) x 6'5" (1.96m)**

Fitted kitchen units to wall and floor, worksurface over, composite sink unit with mixer tap and drainer, space for electric oven with extractor hood over, space and plumbing for washing machine, space for fridge/freezer, tiled splashback, extractor fan.

### Bedroom

**12'9" (3.89m) x 9'11" (3.02m)**

Built in cupboard housing hot water cylinder, sliding sash window to side, wall lights, electric storage heater.

### Shower Room

Fully tiled shower cubicle, wash basin, concealed cistern WC, heated towel radiator, wall mounted electric fan heater, extractor fan.

### Outside

Communal courtyard area, parking area to the front of The Shirehall.

