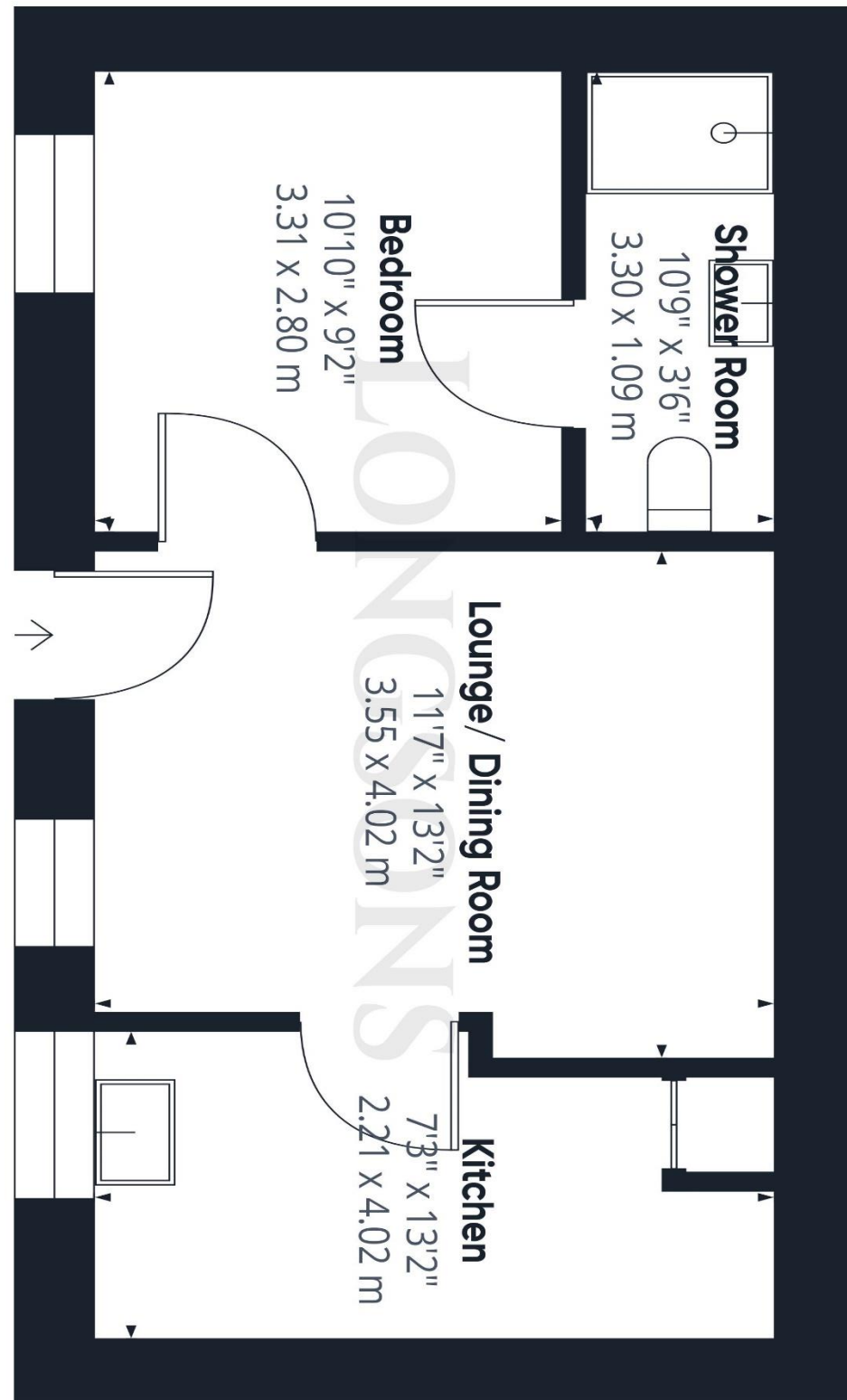




### **The Shirehall, Swaffham, PE37 7TU**

CHAIN FREE!! A very well presented one bedroom ground floor flat situated in the popular Shirehall close to the town centre of Swaffham. The property offers en-suite shower room, lounge/dining room, modern electric radiators, and communal parking. Viewing highly recommended.

**Price £95,000 Leasehold**







### Outside

There are communal outside areas to the side and parking to the front of the building.

### Agents Note

EPC rating E44 (Full copy available on request)  
Council tax band A (Own enquiries should be made via Breckland District Council)

### Agents Note

The property is LEASEHOLD and had a 99 year lease with approximately 68 years remaining, IF YOU ARE A MORTGAGE BUYER YOU SHOULD CHECK INDIVIDUAL LENDERS CRITERIA.  
GROUND RENT APPROX £100 PER ANNUM  
MANAGEMENT CHARGES APPROX £1552.05 PER ANNUM.

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.

- Ground Floor Flat
- One Bedroom
- En-suite Shower Room
- Lounge/Dining Room
- NO CHAIN!!
- Very Well Presented
- Close To Town Centre
- Communal Garden
- Communal Parking
- LEASEHOLD

Please note we have not tested any apparatus, fixtures, fittings, or

### CHAIN FREE!!

Conveniently situated within close proximity to the town, Longsons are delighted to bring to the market this very well presented, one bedroom ground floor flat. The property is located in the popular Shirehall and offers en-suite shower room, lounge/dining room, fitted kitchen, modern electric radiators, communal outside areas and communal parking.

Viewing is highly recommended.

Briefly, the property offers lounge/dining room, kitchen, bedroom, en-suite shower room, modern electric radiators and parking.

### SWAFFHAM

Swaffham, situated in the heart of Norfolk, is a sought after market town that boasts a wide range of independent shops, traditional pubs, and delightful restaurants and cafes. This vibrant town is well served, offering amenities like a Waitrose, Tesco and other supermarkets, a fantastic Saturday market, three doctors' surgeries, abundant free parking, as well three primary schools

and a secondary school. With its proximity to the A47, you can reach Kings Lynn in approximately 15 miles and the bustling city of Norwich in around 30 miles. Additionally, excellent bus services connect to nearby villages and surrounding towns and cities. Being in the heart of Norfolk, Swaffham is in the perfect location for the North Norfolk Coast, Thetford Forestry Commission, and close to train links to Cambridge and London. Dereham 12 miles, Watton 10 miles, Norwich 34 miles.

### Lounge/ Dining Room 11'7" (3.53m) Max x 13'2" (4.01m) Max

Entrance door to front aspect, secondary glazed sash window to front aspect, modern electric radiator.

### Kitchen 7'3" (2.21m) Max x 13'2" (4.01m) Max

Fitted kitchen units to wall and floor, work surface over, stainless steel sink unit with mixer tap and drainer, space for electric oven with extractor hood over, space and plumbing for washing machine, space for under counter fridge/freezer, built in storage cupboard housing hot water cylinder, secondary glazed sash window to front aspect, wall mounted electric radiator.

### Bedroom 10'10" (3.3m) Max x 9'2" (2.79m) Max

Secondary glazed sash window to front aspect, wall mounted modern electric radiator, door to en-suite shower room.

### En-suite Shower Room

Double shower cubicle, wash basin set within fitted cabinet, WC, tiled splashback, extractor fan, electric wall heater.

