# 9 Cole Court - Offers In Excess Of £155,000

Thetford IP24 2FL

*"Consistently providing outstanding service to our clients"*

# Offers In Excess Of £155,000

## The Property

Are you searching for a two bedroom home in Thetford? This ground floor apartment would make an ideal first time or investment purchase!

## SITUATION LOCATION

Chilterns are pleased to bring to the market this two bedroom ground floor apartment which is situated on the popular Kingsfleet development in Thetford. The property is only four years old and benefits from an en suite, two allocated parking spaces and open plan living. The property is rented and currently achieves a rental yield of around 5.68% and being offered on a chain free basis.

Thetford is situated in the south of Norfolk, in close proximity to the county border with Suffolk. By road it is 33.8 miles (54.4 km) northeast of Cambridge and 30.7 miles (49.4 km) southwest of Norwich. It lies on the River Little Ouse. On the western side of Thetford is Thetford Forest, which is heavily forested with pine trees. Brettenham Heath National Nature Reserve is to the northeast, near the hamlet of Roudham. To the southeast of Thetford is Nunnery Lakes Nature Reserve, covering about 200 acres, with Breckland heath, woodland, fen and open water habitats and 2 kilometres (1.2 mi) of paths.

The town is well served and includes a mainline railway station with easy access to London, The Midlands and The North. There are the usual town centre amenities and there is a sports centre complex with swimming pool. Located within the Brecks and with easy access to the surrounding beautiful pine forests Thetford is well located for a range of outdoor activities. There is also a range of primary schools within the town, private school (Thetford Grammar) and secondary/sixth form (Thetford Academy).

## ENTRANCE HALL

Sealed unit entrance door, security phone entry system, airing cupboard housing hot water cylinder, cloaks cupboard, doors to all accommodation, fitted carpet, UPVC sealed unit double glazed window to rear, radiator.

## OPEN PLAN KITCHEN / LOUNGE

## Features

- NEW KINGSFLEET DEVELOPMENT IN THETFORD
- CLOSE TO RIVER AND WOODLAND WALKS
- EASY ACCESS TO THE A11
- OPEN PLAN LIVING
- GROUND FLOOR APARTMENT
- TWO BEDROOMS
- EN SUITE TO BEDROOM ONE
- GAS CENTRAL HEATING
- TWO ALLOCATED PARKING SPACES
- NO ONWARD CHAIN!

## KITCHEN AREA

Fitted with a range of base and wall mounted kitchen units with rolled edge work surfaces, incorporating one and a half bowl sink unit with mixer tap over. Four ring gas hob with extractor canopy over, electric oven, space for tall standing fridge freezer, space and plumbing for washing machine, extractor fan, tiled splash backs, vinyl flooring, UPVC sealed unit double glazed window to rear.

## LOUNGE AREA

Fitted carpet, UPVC sealed unit double glazed window to front, radiator.

## BEDROOM ONE

Fitted double wardrobe, fitted carpet, UPVC sealed unit double glazed window to front, radiator. Door to:

## EN SUITE

Three piece suite comprising; WC, pedestal sink unit, fully tiled double shower cubicle with shower over, extractor fan, vinyl flooring, radiator.

## BEDROOM TWO

Fitted single wardrobe, fitted carpet, UPVC sealed unit double glazed window to front, radiator.

## BATHROOM

Three piece suite comprising; WC, pedestal sink unit, panelled bath with tiled surround and mixer fed shower attachment, extractor fan, vinyl flooring, UPVC sealed unit double glazed window to rear, radiator.

## PARKING

Two allocated parking spaces to the right of the building.

## SERVICES

Mains services including electricity, gas central heating, water and drainage are connected to the property.

## EPC

EPC B.

## COUNCIL TAX

Band A.

## LEASEHOLD INFORMATION

There is a 125 year lease on the property commencing from 2019.
Service charge £1013.49 per annum.
Preim (estate upkeep) £243.75 per annum.

These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.

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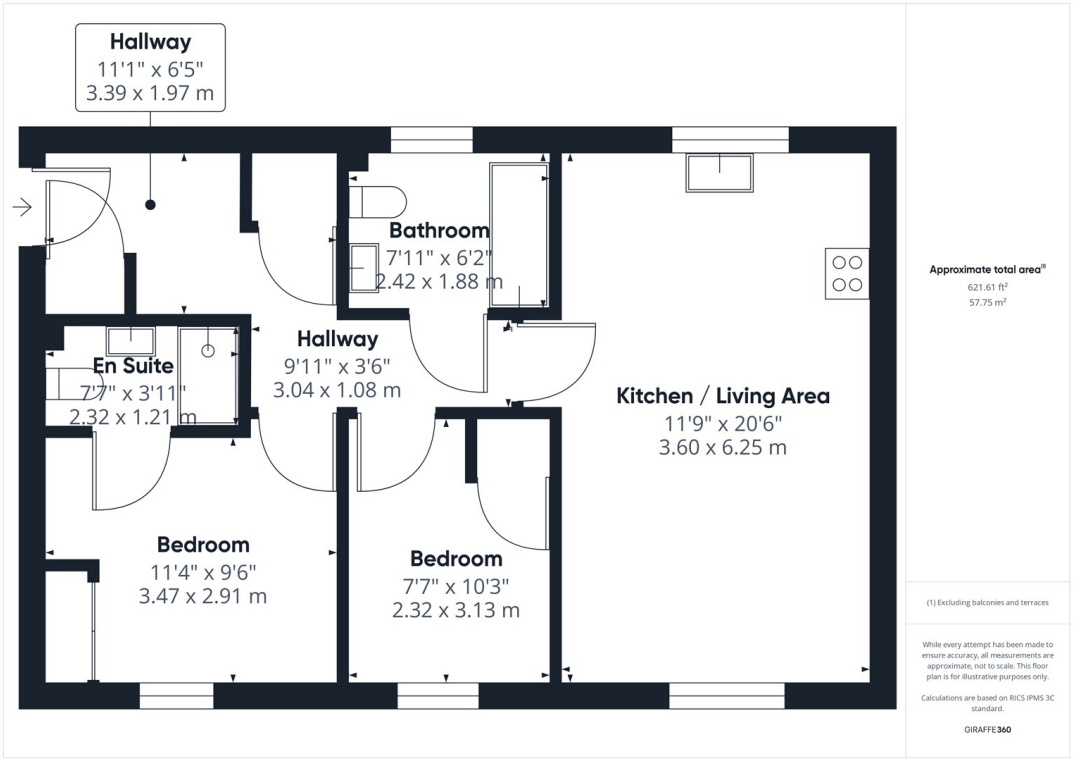


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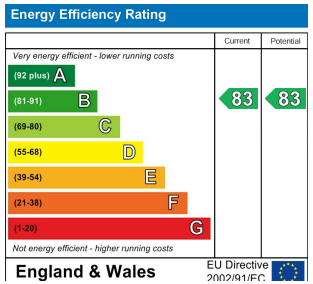


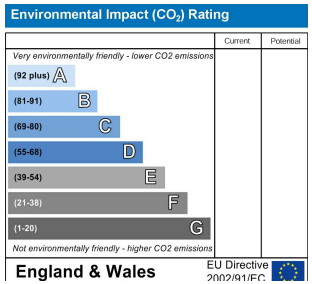


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