



Kings Court, Thetford, IP24 2AQ

welcome to

Kings Court, Thetford

OVER 55's ONLY! Sitting within easy walking distance of Thetford's town centre and array of amenities, call now to view this first floor flat! On offer are two double bedrooms, well-equipped kitchen, potential to improve throughout and lovely views!



Summary

The historic Norfolk market town of Thetford is ideally positioned close to the Cambridgeshire and Suffolk borders and therefore offers good road and rail links direct to both Cambridge and Norwich, convenient for commuting. The river "Thet" borders the southern boundary offering delightful riverside walks and river frontage redevelopment consisting of a three screen cinema, restaurant, hotel and public open space. Further recreation can be found in the extensive forest areas in the surrounding areas including High Lodge offering forest cycle and walking routes and play areas.

Nearby Thetford Forest offers the ultimate outdoor playground for family days out. This vast pine plantation is criss-crossed with a maze of walking and cycling trails that are perfect for spending a day losing yourself in nature. At the heart of it all is the High Lodge Visitor Centre which offers bike hire for the energetic, Segway for the more adventurous and Go Ape for those who dare.

The Accommodation

Entrance door to:

Entrance Hall

With door to front, built in airing cupboard, further built in storage cupboard and electric heater.

Living Room

With dual aspect windows to both the rear and side, TV point and night storage heater.

Kitchen

With a range of fitted kitchen units at wall and base level with work surface over, sink unit with taps over, space and point for electric cooker, space and plumbing for washing machine, space for fridge/freezer and window to side.

Bedroom One

With built in wardrobes, window to side and panel heater.

Bedroom Two

With built in wardrobes, window to rear and panel heater.

Shower Room

With low level W.C, wash hand basin with taps over, shower cubicle with shower attachment over and heated towel rail.

Agents Note

The vendor has advised us that they have applied for the Lease to be extended. We are currently awaiting further details on this so please contact the Branch for further information.



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welcome to

Kings Court, Thetford

- For Those Over the Age of 55!
- First Floor Flat with Extended Lease and Newly Fitted Windows
- Lovely Views over the Bowling Green
- Two Double Bedrooms
- Potential to Improve Throughout

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1388.32

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 1991. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£125,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
THF107959 - 0008

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