



**Flat 5, Shire Hall Beech Close, Swaffham,
Guide Price £110,000**

BELTON DUFFEY



FLAT 5, SHIRE HALL BEECH CLOSE, SWAFFHAM, PE37 7TU

* INVESTMENT OPPORTUNITY* A 1 bedroom first floor apartment in the historical Shire Hall, built in 1839 being situated within walking distance of town centre.

DESCRIPTION

A 1 bedroom first floor apartment in the historical Shire Hall, built in 1839 being situated within walking distance of town centre.

The accommodation briefly comprises communal entrance hall with stairs leading to the first floor with the property comprising sitting/dining room, kitchen with electric cooker, bedroom, with en-suite shower room and cloakroom.

Outside, the property benefits from communal parking and gardens.

Please note: The property currently let and achieves a rental income of £550 pcm.

SITUATION

The attractive town of Swaffham has a weekly market, Waitrose supermarket and its famous "Butter Cross" in the centre. Local facilities include numerous pubs/restaurants, library, medical centres, doctors surgeries, dentists, churches, bus services in Swaffham by numerous providers, banking, shopping, schools and a leisure centre.

Railway stations with trains to Cambridge and London Kings Cross are located in the nearby towns of Downham Market, or the larger town of King's Lynn, which has a port and medieval centre, along with a wide range of shops and other leisure amenities.

COMMUNAL ENTRANCE HALL

Communal entrance door leading into the communal entrance hall with open tread staircase leading to a first floor communal landing giving access to No. 5.

SITTING ROOM/DINING ROOM

3.75m x 3.88m (12' 4" x 12' 9") Creda night storage heater, arched sash window to side, television point, telephone point, high ceiling, picture rail, 6 panel door leading to communal hallway, 6 panel door leading to the inner lobby.

INNER LOBBY

1.29m x 0.97m (4' 3" x 3' 2") Creda electric panel heater, entry telecom system, high ceiling, picture rail, electric trip switches, glazed door into the kitchen, 6 panel door into the cloakroom.

CLOAKROOM

1.95m x 0.98m (6' 5" x 3' 3") Low level WC, wash hand basin with splashback, high ceiling and extractor.

KITCHEN

3.34m x 2.54m (10' 11" x 8' 4") Timber effect worktop, sink unit with chrome mixer tap, cupboards and drawers under, space and plumbing for automatic washing machine, cooker point, further worktop with cupboard and drawer under, matching wall cupboard, larder unit, Creda night storage heater, arched sash window to side, door into the bedroom.

BEDROOM

2.97m x 2.61m (9' 9" x 8' 7") Twin aspect sash windows, 1 being arched, Creda night storage heater, high ceiling with loft access.



EN-SUITE SHOWER ROOM

1.58m (into shower recess) x 1.20m (5' 2" x 3' 11") Shower cubical with Bristan electric shower, wash hand basin with splashback, extractor and electric wall heater.

LEASE DETAILS

The length of the lease is approximately 160 years. (recently extended)

GROUND RENT

There is currently no ground rent payable due to the extension of the lease.

MAINTENANCE CHARGE

The cost is split into 2 payments of approximately £512 each (based on 2023), payable in December and June.

OUTSIDE

Outside the property is approached by a gated access leading to a tarmacked communal driveway which provides communal car parking. There are also communal gardens and a gravelled area to the right of the property which has the provision for several rotary driers.

DIRECTIONS

From King's Lynn travel along the A47 to Swaffham. Take the first exit leading to Lynn Road then turn right into London Street and then left into White Cross Road. At the mini roundabout turn left into Beech Close and Shire Hall can be seen on the left.

OTHER INFORMATION

Breckland Council, Elizabeth House, Walpole Loke, Dereham, Norfolk NR19 1EE.

Council Tax Band A.

Economy 7 Night Storage Heaters.

EPC Rating - The property is Grade II listed and therefore exempt.

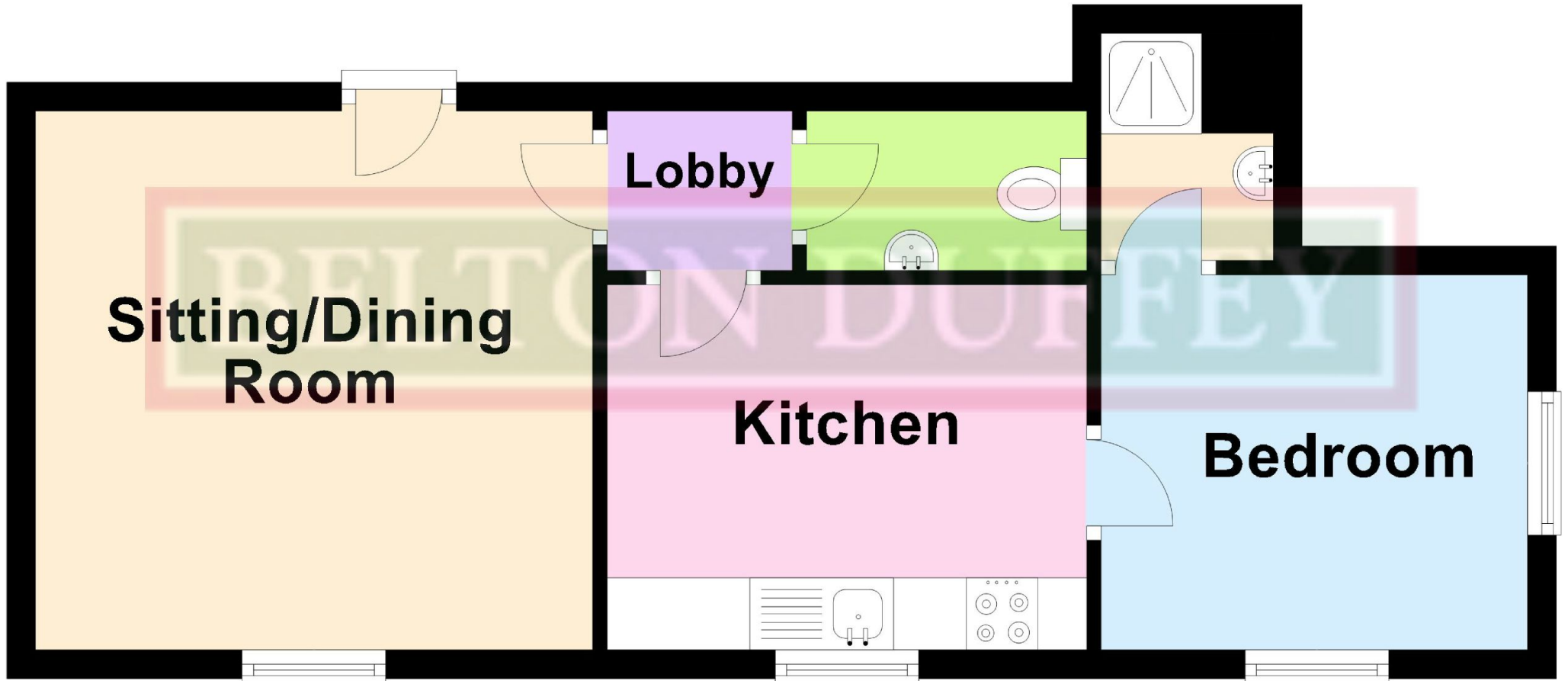
TENURE

This property is for sale Leasehold.

VIEWING

Strictly by appointment with the agent.

Shire Hall Flat







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