

## Flat 7 Station Mews, Station Road, Attleborough, NR17 2AS



### Spacious first floor on bedroom flat

A conveniently situated first floor apartment previously tenanted but now to be sold with vacant possession.

The property offers spacious accommodation that includes a double bedroom, spacious lounge, kitchen/breakfast room and shower room. The building has recently been re-roofed and the accommodation has attractive vaulted ceilings, electric heating and off-road parking facilities.

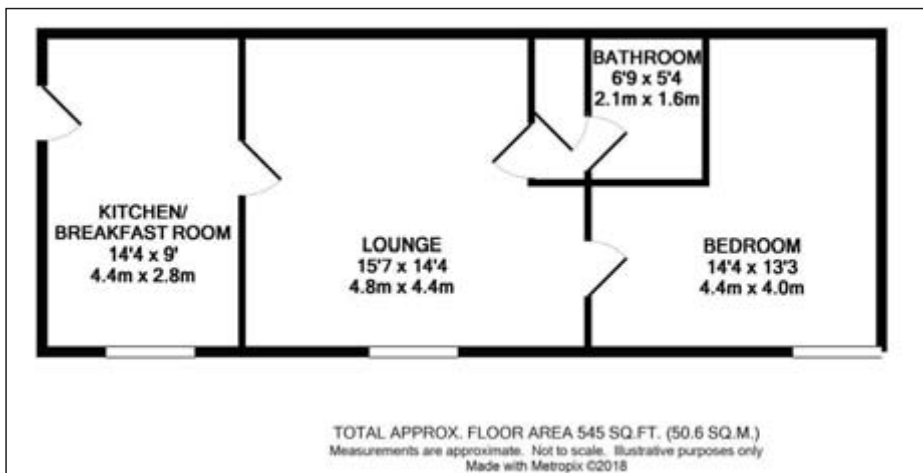
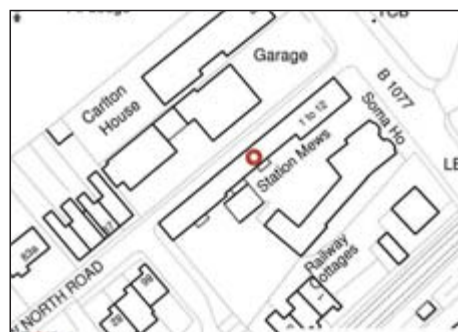
The property is well placed for access to the town centre and is within a few steps of the railway station.

### Description:

**Ground Floor:** Shared staircase leading to first floor landing.

**First Floor:** Private entrance door to kitchen/breakfast room, lounge, double bedroom, bathroom.

**Outside:** Communal parking area.



**Tenure:** Leasehold. New 999 year lease from 18 January 2018.

**Local Authority:** Breckland District Council. Tel: 01362 695333

**Solicitors:** Gotelee, 6 Quay Point, Station Road, Woodbridge, IP12 4AL. Tel: 01394 382777. Ref: Oliver Ray

**Viewing:** Open days scheduled for Wednesday 21st, 28th March and 4th April between 1:00pm – 1:30pm.

**Energy Performance Certificate (EPC):** Current Rating F

### Additional Fees

**Buyer's Premium:** £2,200 inc VAT (£1,833 + VAT), payable on exchange of contracts.

**Administration Charge:** £900 (£750 + VAT), payable on exchange of contracts.

**Disbursements:** Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

**\*Guide Price: £60,000 – £80,000 (plus fees)**

\*Description on Auction Information Page