



Lawsons
ESTATE AGENTS

Apt 12, East Hall Lodge Road, Feltwell

In Excess of £160,000

Apartment 12

East Hall Lodge Road, IP26 4DP

Charming 2 bedroom apartment boasting two double bedrooms in an Edwardian manor house conversion. Situated in picturesque surroundings, this first floor apartment offers a kitchen, family bathroom, and a spacious lounge / diner with retained character features. Noteworthy for its ample off-road parking for both residents and visitors, this property combines historic elegance with modern convenience. Call now to arrange a viewing and secure your spot in this unique home!

Council Tax band: B

Tenure: Leasehold

- TWO DOUBLE BEDROOMS
- FIRST FLOOR APARTMENT
- PICTURESQUE SURROUNDINGS
- AMPLE OFF-ROAD PARKING FOR RESIDENTS & VISITORS
- FAMILY BATHROOM
- SPACIOUS LOUNGE / DINER
- RETAINED CHARACTER FEATURES
- EDWARDIAN MANOR HOUSE CONVERSION
- EPC - D
- CALL NOW TO ARRANGE A VIEWING!





Entrance Hallway

3' 5" x 4' 0" (1.05m x 1.21m)

Door to inner hallway, with carpet flooring.

Inner Hallway

3' 9" x 11' 3" (1.15m x 3.44m)

Doors to kitchen, lounge, both bedrooms, family bathroom, and storage cupboard, with electric radiator, and wooden flooring.

Kitchen

12' 0" x 8' 0" (3.65m x 2.43m)

Window to rear, matching wall and base units with worktop over, inset 1 bowl sink unit with mixer tap over, tiled splashbacks, space for freestanding cooker, and fridge / freezer, with wooden flooring.

Lounge / Diner

16' 9" x 18' 2" (5.10m x 5.54m)

Two windows to side, feature chandelier, electric fireplace with surround, with radiator, wooden flooring, and door to storage cupboard.

Bedroom 1

12' 6" x 13' 7" (3.80m x 4.13m)

Feature bay window to side, with electric radiator, and wooden flooring.

Bedroom 2

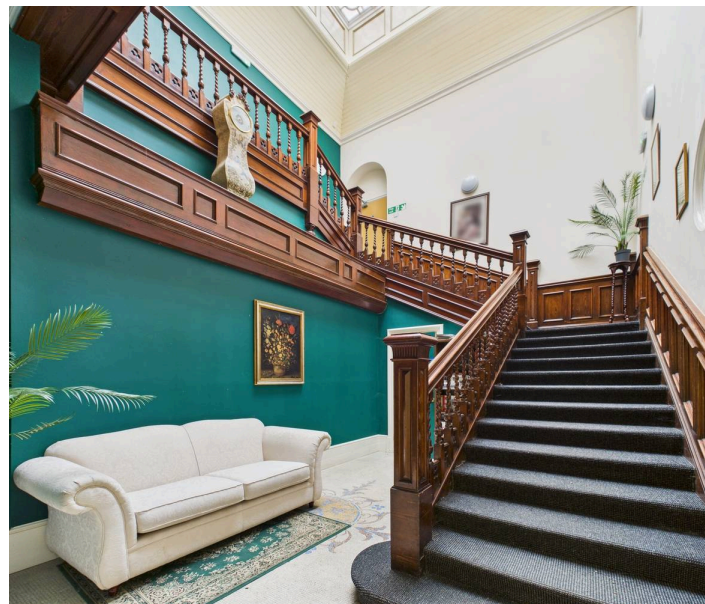
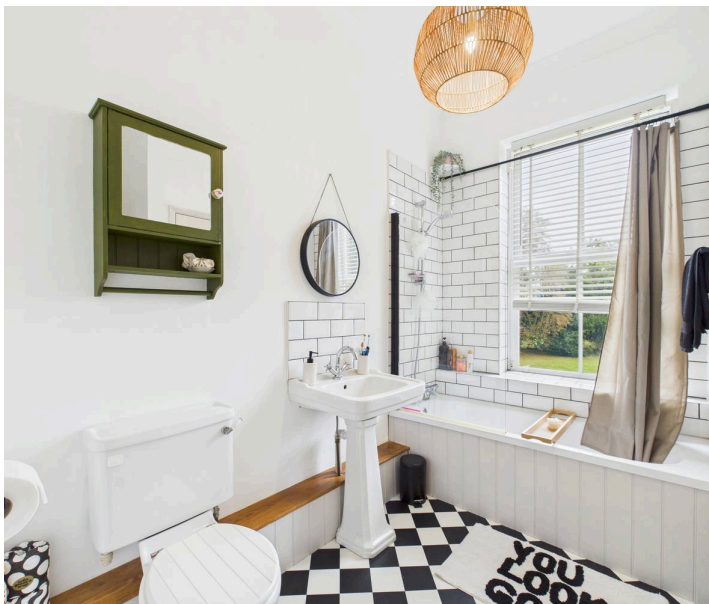
12' 1" x 10' 2" (3.69m x 3.11m)

Window to rear, feature decorative fireplace cover plate, with electric radiator, and wooden flooring.

Bathroom

5' 7" x 9' 4" (1.70m x 2.84m)

Window to side, bath unit with mixer tap and shower attachment over, low level W/C, wash basin with mixer tap and tiled splashback over, with door to storage cupboard, and further cupboard housing the washing machine, with tile effect vinyl flooring.



COMMUNAL GARDEN

The property stands upon a generous communal plot, which is mainly laid to lawn, with multiple trees, and driveway leading to a shingle parking area for residents and visitors alike.

Parking

The property benefits from two allocated parking spaces within the shingled parking area to the front of the building.

Leasehold Information

We are advised that the ground rent and service charges are currently £2,481.50 per annum and the Lease was 999 Years from new and has approximately 975 Years remaining. For more information, please contact the office.

Agents Note

This property falls under a B band for the local council tax and costs approximately £1,802.61 per annum for 2025/26.

Anti-Money Laundering Regulations

Fees apply, please visit our website for full terms and conditions.

Viewing

Strictly by an appointment via Lawson's Estate Agents 01842 755422.

Financial Advice

Lawson's Estate Agents can offer an independent mortgage and insurance service free of charge and without obligation. Please call 01842 755422 to make an appointment.

Disclaimer

No appliances have been tested and these details and measurements are produced as a guide only and do not constitute any form of contract or warranty. Please make your own investigations and survey as to the condition of any items mentioned. Photographs may illustrate certain items that are not included in the sale.

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