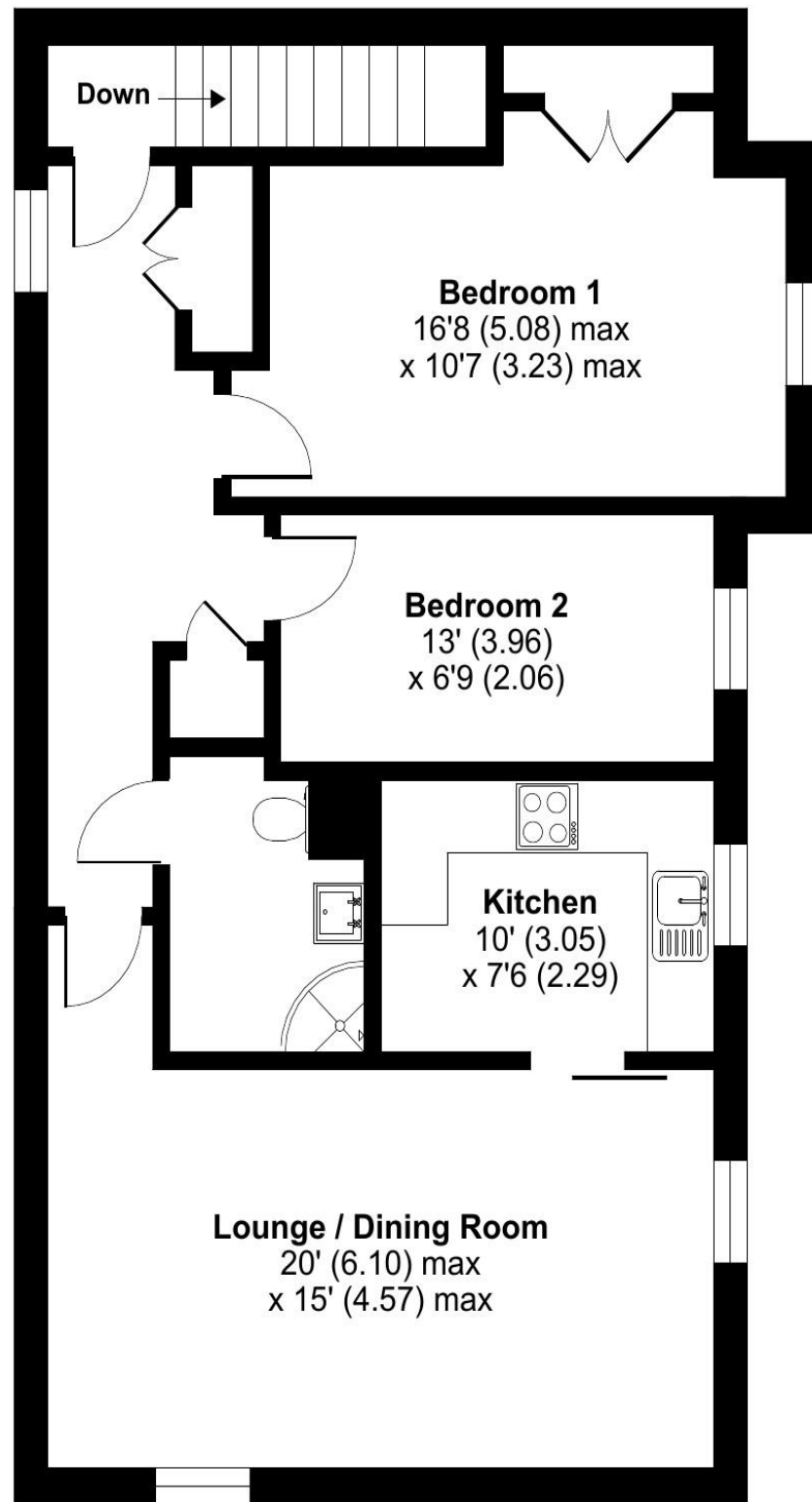




# Goodrick Place, Swaffham, PE37

Approximate Area = 805 sq ft / 74.8 sq m

For identification only - Not to scale



**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Longsons. REF: 1100122



## Goodrick Place, Swaffham, PE37 7RP

An exclusive and elegant first floor OVER 55`S apartment facing a green with trees with its own entrance and stair lift. Offering gas central heating, double glazing, security alarm systems, larger than average garage with pleasant walks into the town centre and its facilities.

**Offers Over £145,000 Leasehold**





**Bedroom Two**  
**13'0" (3.96m) x 6'9" (2.06m)**

double glazed window to front aspect, access to loft, radiator.

**Shower Room**

Double shower cubicle with mains shower over, vanity sink unit, WC, partially tiled walls, tiles to floor, towel radiator, extractor fan.

**Outside Front**

Storm canopy with courtesy light, leads to the front door with two inset double glazed obscure glass panelled windows leading into the entrance porch.

**Garage**

Motorised up and over door to front, power and lights.

**Agent's Notes 1**

This is a leasehold property and is subject to a 999 year lease with approx 966 years left. Our understanding is a share of the freehold is obtained on completion of the purchase. There is a service charge currently set at £1380 per annum. Further details of this can be obtained from the vendors solicitor at the time of purchase.

**Agent's Notes 2**

EPC rating C75 (Full copy available on request)  
 Council tax band B (Own enquiries should be made via Breckland District Council)

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Two Bed Apartment
- OVER 55's Retirement Development
- Communal Gardens
- Security Alarm System
- Lounge/Dining Room
- Convenient Town Location
- Gas Central Heating
- Double Glazing
- Garage

Situated in the market town of Swaffham, Longsons are delighted to bring to the market this elegant OVER 55'S apartment which is on the first floor with its own entrance and stair lift. The property sits in an exclusive well established mews style retirement development with security alarm systems, push button and pull cords and a telephone link connecting Goodrick Place with 24 hour a day manned centre in case of emergency. The development is built in traditional Norfolk brick and flint, offered with generously proportioned rooms and views from the first floor windows across a pretty green with trees.

Briefly the property offers; entrance lobby/porch, entrance hall, kitchen, lounge/dining room, two bedrooms, shower room, garage, communal gardens.

**SWAFFHAM**  
 Kings Lynn approx 15 miles, Downham Market approx 15 miles, Norwich approx 30 miles  
 Swaffham is a popular Norfolk market town with a good selection of shops, pubs and restaurants, social clubs,

sports clubs and a popular 18 hole golf club. The town is well catered for with a Waitrose and other supermarkets, an excellent Saturday market, three doctors' surgeries, free parking throughout the town and also primary, secondary and higher schools. There is easy access to the A47 with Kings Lynn approx 15 miles, Downham Market approx 15 miles, and approx 30 miles to the city of Norwich, all of which with rail links to London. Swaffham has an excellent bus services to local villages and surrounding towns and cities.

**Entrance Porch**

Composite entrance door, tiled floor, stair leading to apartment door.

**Entrance Hall**

Telephone intercom to front door, built-in double storage cupboard with bi-fold doors, additional cupboard, double glazed window to rear aspect.

**Kitchen**  
**10'0" (3.05m) x 7'6" (2.29m)**

Range of fitted cabinets to walls and floor complemented by a worksurface over, ceramic sink unit with mixer tap and drainer, wall mounted combi Baxi boiler for central heating and hot water, tiled splashback, double electric oven, ceramic hob with extractor hood over, space and plumbing for washing machine and slimline dishwasher, tiles to floor, space for tall fridge/freezer, double glazed window to front aspect.

**Lounge/Dining Room**  
**20'0" (6.1m) x 15'0" (4.57m)**

Sliding glazed door to kitchen, double glazed window to side aspect, UPVC double glazed picture window at floor level with Juliet style safety railing to rear aspect, radiator.

**Bedroom One**  
**16'8" (5.08m) x 10'7" (3.23m)**

Built-in wardrobe, double glazed window to front aspect, radiator, emergency push alarm.

