



Marram Green, Kessingland Lowestoft NR33 7AH



welcome to

Marram Green, Kessingland Lowestoft

William H Brown are delighted to present this spacious Two Bedroom Apartment located in the hugely popular location of Kessingland. Offering 75% ownership, with a variety of on-site amenities, this property is a fantastic buy for OVER 55's. Please call 01502 585998 to book a viewing today!



William H Brown are thrilled to present this Two Bedroom apartment. Located in Marram Green, a serviced accommodation block, the property offers fantastic care facilities as well as a stunning location, with the gorgeous Kessingland beach only a short journey away. The property offers two spacious double bedrooms off of the hallway! The master bedroom in particular is a superb size, with a wet room style en-suite located off of! A bright and airy reception space, with fitted units and worktops can be found off of hallway. This room opens to create an open plan lounge/ dining room , with a stunning balcony overlooking the peaceful greenery nearby! A WC can also be located off of the entrance hall. Please call William H Brown to book a viewing on this rare opportunity today!

Accommodation

First Floor Flat

Entrance Hall

Built in storage cupboard, Loft access, Power points, Radiator, Carpet flooring.

Lounge/ Diner

Double glazed window and door to Balcony, TV and Power points, Radiator, Open plan with Kitchen, Carpet flooring.

Kitchen

22' 11" x 10' 1" (6.99m x 3.07m)
Partially tiled walls, Fitted Kitchen units and Work

surfaces, Sink and drainer unit, Plumbing for washing machine and Slim-line dishwasher, Space for 50/50 Fridge freezer unit, Integrated Hob and Eye level Oven, Power points, Laminate wood effect flooring.

Bedroom 1

13' 10" x 10' 5" (4.22m x 3.17m)
Double glazed window to Rear aspect, Double bedroom, Door to En Suite, Radiator, Power points, Carpet flooring.

En Suite

Partially tiled walls, Toilet, Wash hand basin, Wet room style shower area, Vanity unit, Extractor fan, Shaving point, Lino flooring.

Bedroom 2

11' 4" x 7' 10" (3.45m x 2.39m)
Double glazed window to Rear aspect, Built in storage cupboard, Radiator, Carpet flooring.

Wc

Partially tiled, Toilet, Wash hand basin, Extractor fan, Lino Flooring.

Criteria

Please note all residents must be 55+ years and will need to enter a separate deed of covenant with regard and in relation to the care services provided.

Shared Ownership - What Is It?

Shared Ownership enables you to buy a share in the home via a mortgage or savings and you pay a reduced rent on the part you do not own. The initial percentage that you buy would be 75% in this instance, with rent paid of the remaining share.

Criteria

All residents must be 55 years+ and will have to enter into a separate deed of covenant with regard to the care services provided.

Charges

Please note these charges all may be subject to change.
Orwell Housing Association:
Care and Support: £22.28 Per Hour with a Minimum of 4 Hours.
Well-being Charge: £123.89 Per Week
Optional Charges:
Laundry: £11.20 Per Hour
Shopping Visit: £13.25 Per Hour

Flagship Housing - Direct Debit Payments
Admin Charge: £10.58 DB
Buildings Insurance: £31.71 DB
Cleaning: £8.51 DB
Communal Heating: £22.91 DB
Communal Lighting: £39.56 DB
Depreciation fund: £15.63 DB
District Heating: £24.30 DB
Employment costs £226.46 DB
Fire Safety and Ext: £8.46 DB
Grounds Maintenance: £6.35 DB
HB Inelig Admin Charge: 0.76 DB
Sinking Fund: £15.16 DB
Total Costs: £410.39 per month

Agents Note

Please be aware that the information we have about restrictions to the lease of this property is limited. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.



view this property online williamhbrown.co.uk/Property/LOW108253



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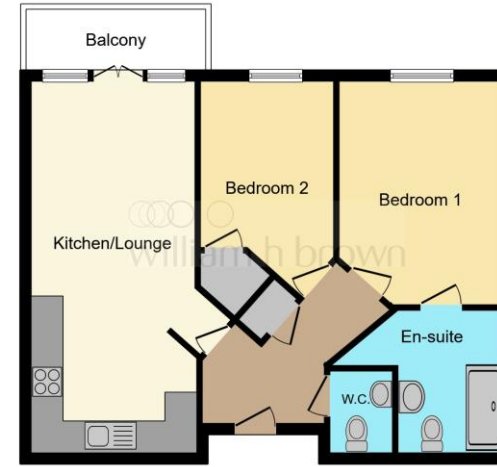
- Shared Ownership - 75% Share/Part Ownership
- Two Bedroom First Floor Apartment with Assisted Care
- Coastal Location in Popular Village
- Bathroom and En Suite
- Fantastic Local Facilities
- Balcony with Views of Church and Park
- Spacious Living
- *Specific Criteria Must be Met to be Eligible to Apply*

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£100,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:
LOW108253 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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