



Merchant Way, Norwich NR6 5HS

welcome to

Merchant Way, Norwich

****INDEPENDANT LIVING FOR THE OVER 55's**** Benefitting from a 24-hour emergency response line, on-site manager, and resident's lounge! Ideal for retirees and further benefits from "NO ONWARD CHAIN". This property would offer a future occupant/s a straight move in feel!



Accommodation

A fantastic opportunity for customers looking for a retirement bungalow located in the popular suburb of Hellesdon. Situated just off the Reepham Road, Merchant Way benefits from a convenient bus stop on the opposing side of the road to the entry of this development and within the close there are a range of apartments and bungalows.

Property management services are provided for purchasers seeking independent living with the benefit of a development manager and 24-hour care line response system. The development features residents lounge and overlooks a delightful communal garden with pergola and seating area, ideal for interacting with other residents.

The vendors have also carried out the following improvements to allow for a straight move in. This includes a newly installed kitchen, electric radiators where seen, majority new carpeting, wet room floor, fuse board & external electric meter as well as the water cylinder (replaced one year ago). This is further complemented by motion sensor lighting in the hallway and kitchen.

Further offered for sale with no upward chain, an internal viewing is highly recommended!

Entrance Hall

External entrance door leading into hallway with store cupboard, electric radiator and further gives access to the wet room, airing cupboard, lounge and both bedrooms.

Wet Room

Suite comprising wet room floor with shower, wash hand basin, wc, heated towel rail and upvc double glazed window to front aspect.

Bedroom One

12' 9" x 8' 7" (3.89m x 2.62m)

Upvc double glazed window to rear aspect, electric radiator and carpeted.

Bedroom Two

11' 5" Into door recess x 6' 2" (3.48m Into door recess x 1.88m)

Upvc double glazed window to rear aspect and electric radiator.

Lounge

17' 8" To bay x 10' 3" (5.38m To bay x 3.12m)

Upvc double glazed bay window to rear aspect, carpeted, and electric radiator.

Kitchen

9' 8" x 7' 7" (2.95m x 2.31m)

Newly installed kitchen with ample floor and base units with work surfaces over, electric hob with cooker hood and eye level oven, composite sink with drainer, dual aspect upvc double glazed windows, plinth heater and space for washing machine.

Outside

Externally, to the front of the property the garden is laid to lawn with a path leading to the front entrance door. A view also looks out to the communal gardens.

Agent Note

This property is leasehold; the lease length is 125 years from 1986 with 86 years left to run. This property is subject to an annual service charges and ground rent. The service charge for period 01/10/24 - 30/09/25 is £2502.05 and the ground rent is £317.66 for period 01/10/24 - 30/09/25. Further details can be obtained from the vendor's solicitor at time of purchase.



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



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welcome to

Merchant Way, Norwich

- Retirement Detached Bungalow
- Assisted Living For The Over 55's
- Two Bedrooms
- Newly Installed Kitchen & Majority Fitted Carpets
- Motion Sensor Lighting in Hallway, Kitchen & Wet Room

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Oct 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HEL102617 - 0007

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.

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