

19 Fayregreen

Norwich Road, Fakenham, Norfolk, NR21 8HE



PRICE: £120,000

Lease: 125 years from 1986

Property Description:

A ONE BEDROOM RETIREMENT BUNGALOW WITH ACCESS TO COMMUNAL GARDENS Fayregreen was constructed by Retirement Appreciation Limited and comprises 34 bungalows designed for the retired. Situated in fakenham which offers several supermarkets, library, doctors and dentists surgeries, restaurants, bowling alley and cinema and has its own racecourse and weekly market. Surrounding areas are all well serviced by bus routes with direct rail links to Cambridge and London from King's Lynn and Norwich. The Development Manager can be contacted from within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 55 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

Residents' lounge
24 hour emergency Appello call system
Minimum Age 55
Guest Suite
Development Manager

Lease: 125 years from 1986

**For more details or to make an appointment to view, please contact
Mandy Abbott**

 **01425632410**  **Mandy.Abbott@retirementhomesearch.co.uk**

ACCOMMODATION

Entrance with outside security light and UPVC door leading to:

ENTRANCE HALL

Light switches, ceiling light. Airing cupboard with insulated hot water cylinder, electric meter and storage space, emergency call system monitor with pull cord under and smoke detector. Glazed door leading to living room.

LIVING ROOM

Replacement uPVC patio door leading to paved area and communal gardens. Light fittings, storage heater, power points, TV aerial point and telephone point. Glazed door leading to kitchen.

KITCHEN with window

Replacement UPVC window, tiled and fitted with sink unit, wall and floor cupboards with work tops. Free standing electric cooker. Spaces for fridge/freezer and washing machine. Power points, wall mounted heater, ceiling light and pull cord.

BEDROOM

Built in wardrobe with hanging space and shelving, storage heater, light fittings, power points, telephone cable, TV point and pullcord.

BATHROOM with window

Tiled and fitted with shower, hand grips and pull cord. WC with low level flush and fitted vanity unit with light over. Ceiling light, wall mounted electric heater and heated towel rail.

Carpets, vinyl flooring, curtains and blinds to be included in the sale along with mirrors in lounge, bedroom and bathroom

RETIREMENT HOMESearch

Annual Service Charge:

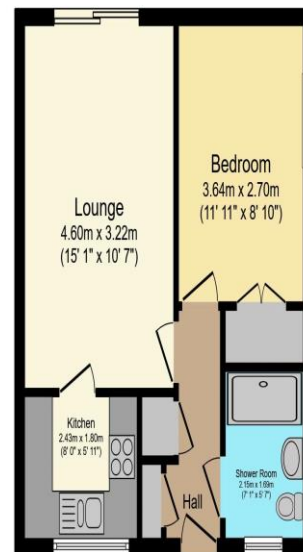
£2898.91

Annual Ground Rent:

£339.47

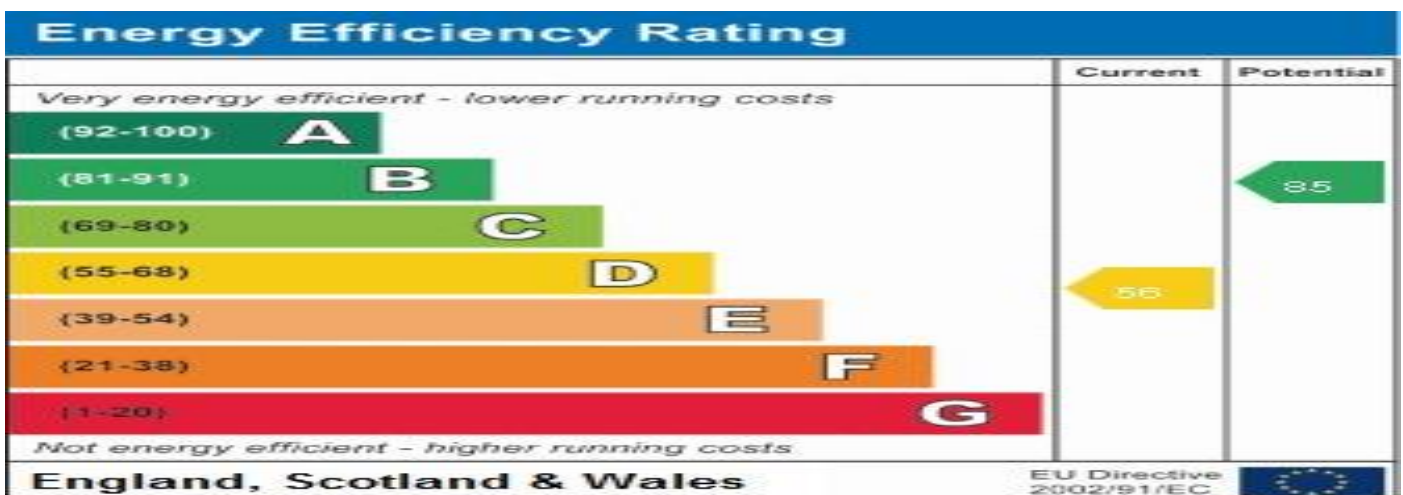
For Financial Year Ending:

30.09.24



Total floor area 39.1 sq.m. (421 sq.ft.) approx

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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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.