

## 21 Northwell Place

Northwell Pool Road, Swaffham, Norfolk, PE37 7HH



**PRICE: £115,000**

**Lease: 125 years from 1987**

### Property Description:

A TWO BEDROOM RETIREMENT BUNGALOW WITH CONSERVATORY AND ENCLOSED REAR GARDEN. Northwell Place was constructed by Retirement Appreciation Ltd and comprises 40 bungalows designed for the retired. Situated in a quiet location but within close proximity to the Town with all local amenities including main supermarkets, Doctors surgeries, Library, Chemists and some one off shops. Bus Stop in the town to Kings Lynn (Train Station) Peterborough, Dereham, Norwich. Coast Hopper from Kings Lynn to the Coast. The Development Manager can be contacted from various points 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

Residents' lounge

24 hour emergency Appello call system

Minimum Age 55

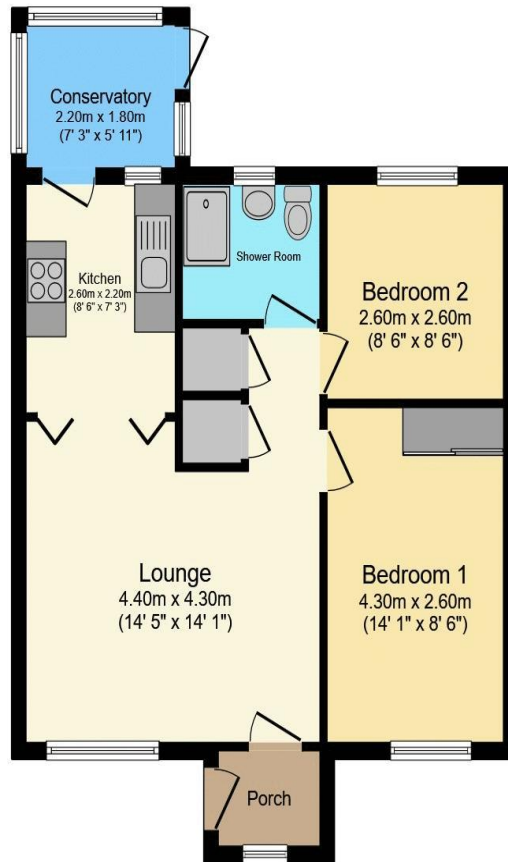
Development Manager

Guest Suite

Lease:125 years from 1987



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



Total floor area 55.6 sq.m. (598 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).  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	51	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**For Financial Year Ending:**

**31/12/24**

**Annual Ground Rent:**

**£339.47**

**Ground Rent Period Review:**

**Next Uplift 2028**

**Annual Service Charge:**

**£2759.05**

**Council Tax Band:**

**B**

**Event Fees:**

**0% Transfer**

**0% Contingency**

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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.