

## 5 Fairland Court

56-58 Fairland Street, Wymondham, Norfolk, NR18 0JS



**PRICE: £220,000**

**Lease: 125 years from 2006**

### Property Description:

A TWO BEDROOM RETIREMENT APARTMENT SITUATED ON THE GROUND FLOOR WITH DOOR TO PATIO AREA.

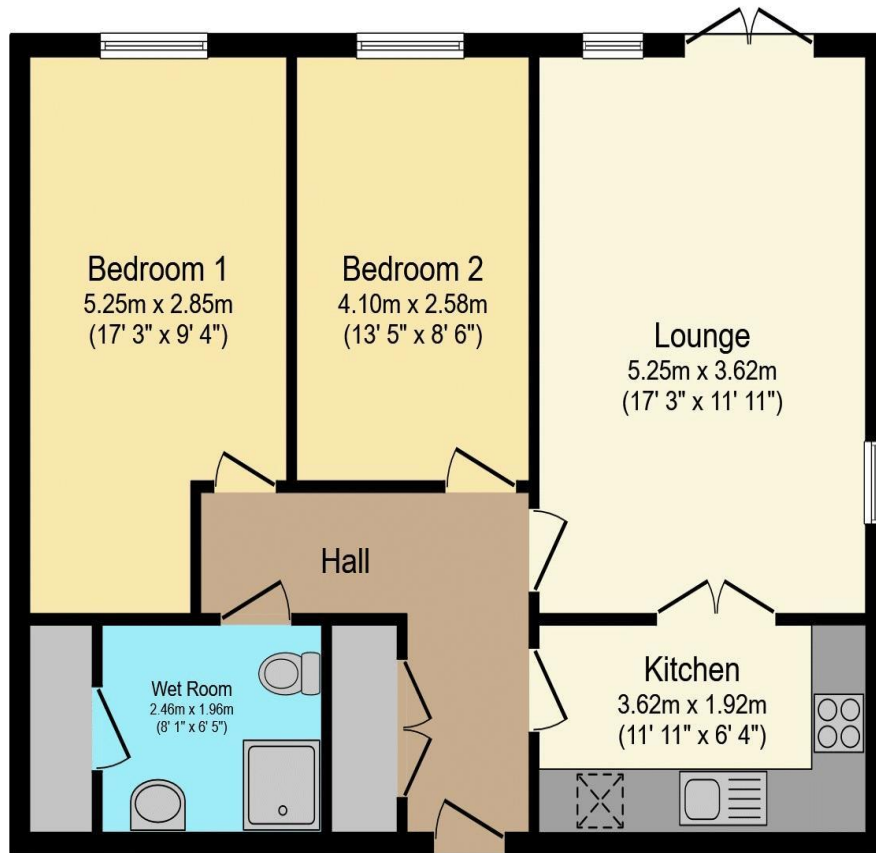
Fairland Court was constructed by Grainger PDC and comprises 24 architect designed properties arranged over 3 floors each served by lift. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one 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, Conservatory and Library  
Secure parking via electric gates  
24 hour emergency Appello call system  
Electronic fob for access  
Lift to all floors

Guest Suite  
Visiting Development Manager  
Price to include carpets, curtains and light fittings  
Lease: 125 years from 2006



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



Total floor area 67.6 m<sup>2</sup> (728 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**For Financial Year Ending:**

**31/03/25**

**Annual Ground Rent:**

**£515.00**

**Ground Rent Period Review:**

**2031**

**Annual Service Charge:**

**£5053.64**

**Council Tax Band:**

**C**

**Event Fees:**

**0% Transfer**

**1% 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.