

## 36 Felbrigg Green

Merchant Way, Norwich, Norfolk, NR6 5HS



**PRICE: £170,000**

**Lease: 125 years from 1986**

### Property Description:

#### A DETACHED TWO BEDROOM RETIREMENT BUNGALOW

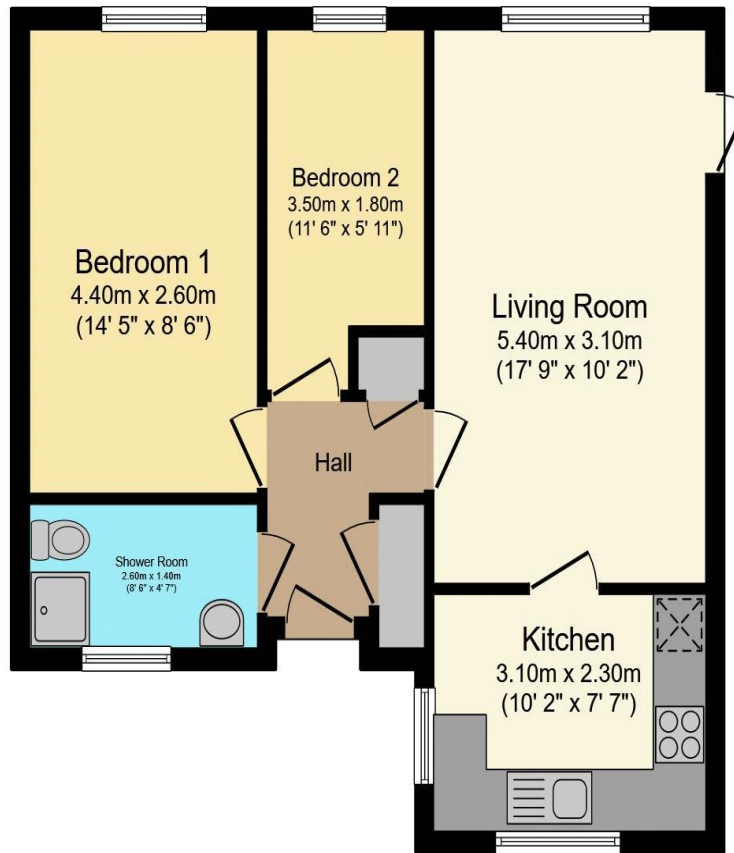
Felbrigg Green was constructed by Retirement Appreciation Limited and comprises a total of 44 bungalows and apartments designed for the retired. The Visiting Development Manager can be contacted from within each property in the case of an emergency. For periods when the Visiting Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall or porch, 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  
Guest Suite  
Minimum Age 55  
Visiting Development Manager Tues, Wed & Fri, 9.00 - 5.30pm

Lease: 125 years from 1986  
Service Charge £2502.05, Ground Rent £317.66  
Price to include recently replaced Carpets, re fitted kitchen, all electric radiators throughout, fuse board and wet room



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



Total floor area 51.3 m<sup>2</sup> (552 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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Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		<b>88 B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	<b>56 D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

**For Financial Year Ending:**

**30/09/25**

**Annual Ground Rent:**

**£317.66**

**Ground Rent Period Review:**

**2029**

**Annual Service Charge:**

**£2502.05**

**Council Tax Band:**

**B**

**Event Fees:**

**Nil Transfer**

**Nil 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.