

48 Fayregreen

Norwich Road, Fakenham, Norfolk, NR21 8HN



PRICE: £160,000

Lease: 125 years from 1986

Property Description:

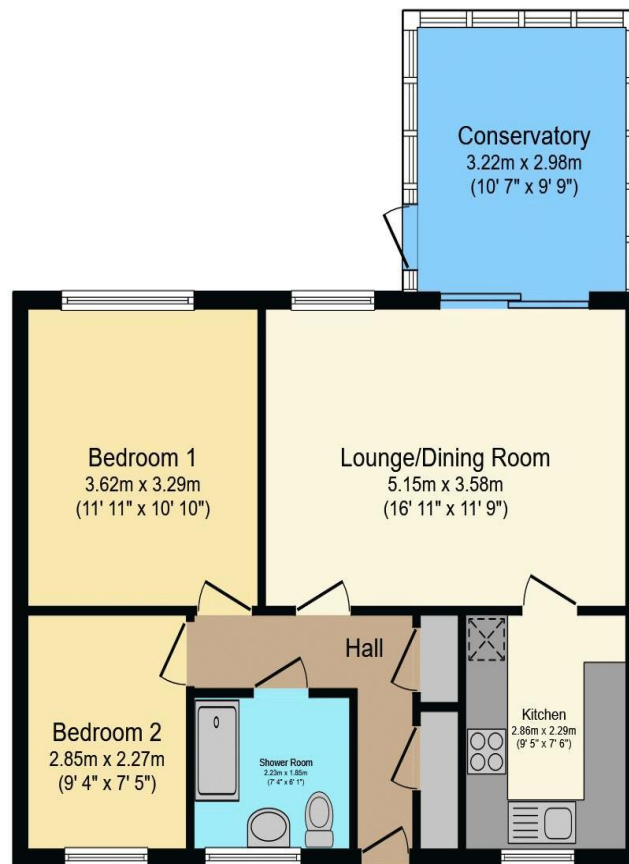
A TWO BEDROOM RETIREMENT BUNGALOW WITH CONSERVATORY AND PATIO AREA Fayregreen was constructed by Retirement Appreciation Limited and comprises 34 bungalows designed for the retired. Situated in Fakenham which offers several supermarkets, library, doctors and dentists surgeries, restaurants, bowling alley 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

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

Price to include carpets, blinds and light fittings
Lease: 125 years from 1986
Service Charge £3080.56, Ground Rent £339.47



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



Total floor area 66.3 sq.m. (714 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+	A		
81-91	B		87 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

For Financial Year Ending:

30/09/25

Annual Ground Rent:

£339.47

Ground Rent Period Review:

Next update 2028

Annual Service Charge:

£3080.56

Council Tax Band:

A

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.