

Green Lane View, St. Michaels Avenue, Aylsham, Norwich, NR11 6GA



# welcome to

# Green Lane View, St. Michaels Avenue, Aylsham, Norwich

>> NO ONWARD CHAIN <<

A 2 double Bedroom, ground floor flat with open plan Kitchen/Living Room/Diner & Wet Room. The property is assisted living with a variety of Care Package options.













#### Description

Don't miss this great opportunity to buy a Ground Floor Flat, located in Green Lane View on the popular St Michael's Avenue Development in Aylsham. Aylsham offers a range of amenities to include shops, restaurants, pubs & has great transport links to Norwich City Centre and the North Norfolk Coast.

The property offers 2 double Bedrooms, open plan Kitchen/Living Room/Diner & Wet Room. This is an assisted living situation, whilst giving independence with a fantastic communal area for residence. This property offers a variety of Care Packages to suit, contact us for more details.

#### Information

This Two Bedroom Ground Floor Apartment forms part of the highly sought after St Michael's Avenue development, within easy access to the market town of Aylsham. Green Lane View offers care for the over 55's to varying degrees, and subject to the occupants needs, in a purpose built building which has both stairs, lifts and has a number of in-house amenities including residents Lounge, Kitchen, Library, Hair Salon, Warden Call, Laundry Room and Activities Rooms.

Outside there are also communal gardens and parking.

#### **Communal Entrance**

With stairs & lift to first floor. This property is located on the ground floor.

#### **Apartment Entrance Hall**

Front door opens into hall with 2 built-in cupboards, BT point and doors to remaining accommodation.

### Kitchen / Living Room

14' 5" x 8' 5" (4.39m x 2.57m) Open plan room Living Room/Diner area & fitted Kitchen.

Living Room/Diner: TV point, heater, 2 double glazed windows & double glazed door to outside.

Kitchen: fitted with a range of wall & base units, work surface over with tiled splash back and sink & drainer unit, electric hob with cooker hood over, eye level electric oven and space/plumbing for appliances to include washing machine, dishwasher & fridge/freezer.

#### Bedroom One

12' 8" x 15' 1" (3.86m x 4.60m) TV point, heater, double glazed window and doors to En-suite & outside.

#### **En-Suite Shower Room**

Jack'n'Jill style shower room with suite comprising low level WC, wash basin and shower area with seat and heater.

#### **Bedroom Two**

15' 2" x 9' 1" (4.62m x 2.77m) Built-in cupboard, heater & double glazed window.

#### Agent's Note

1) Occupants under the terms do have to pay for a minimum care package per week.

2) All interested parties must be over 55 and are subject to an assessment before they are considered3) Care costs are extra.



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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- NO ONWARD CHAIN
- Ground Floor Apartment
- Assisted Living with Care Packages
- 2 Double Bedrooms & Wet Room
- Open Plan Kitchen/Lounge/Diner
- Sought After Market Town Location
- Communal Gardens & Parking Area
- Fantastic Range of Communal Amenities

Tenure: Freehold EPC Rating: Awaited

# £245,000



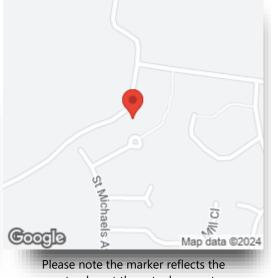


# view this property online williamhbrown.co.uk/Property/AYS109641



Property Ref: AYS109641 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



postcode not the actual property

william h brown



01263 735252

Aylsham@williamhbrown.co.uk



23 Market Place, AYLSHAM, NORWICH, Norfolk, NR11 6EL



williamhbrown.co.uk