



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

welcome to

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

>> NO ONWARD CHAIN <<

A 1 Bedroom, ground floor flat with open plan Kitchen/Living Room and Wet Room in the popular market town of Aylsham. The property is offered at a 75% Shared Ownership and has assisted living with a variety of Care Package options.



Description

Don't miss this great opportunity to buy a 75% Shared Ownership Ground Floor Flat, located in Green Lane View on the popular St Michael's Avenue Development in Aylsham. The property offers 1 Bedroom, open plan Kitchen/Living Room & 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.

Aylsham itself offers a wide range of amenities to include shops, restaurants, cafe's, pubs & supermarkets. There is a doctor's surgery, Dentist, Veterinary Clinic and highly regarded schools from Nursery through to High School. Aylsham also offers great transport links to Norwich City Centre and the North Norfolk Coast.

Information

This One 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.

Hall

Front door opens into hall with 2 built-in cupboards, telephone entry system and doors to remaining accommodation.

Kitchen / Living Room

22' 1" x 13' 9" max (6.73m x 4.19m max)

Living area comprises TV point, radiator and door to outside.

Kitchen is fitted with a range of wall & base units, work surface over with stainless steel sink & drainer unit. Electric eye-level oven, electric hob with cooker hood over and space & plumbing for freestanding appliances.

Bedroom

15' 1" x 10' 5" (4.60m x 3.17m)

TV & BT points, radiator & double glazed window. Door to Wet Room.

Wet Room

Jack'n'Jill style with doors from all and bedroom and suite comprising WC, wash basin and shower area with seat,

Agent's Note

- 1) The sale of this property is subject to Grant of Probate. Please seek an update from the branch with regards to the potential time frames involved.
- 2) Occupants under the terms do have to pay for a minimum care package per week.
- 3) All interested parties must be over 55 and are subject to an assessment before they are considered
- 4) 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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Green Lane View, St. Michaels Avenue, Aylsham, Norwich

- NO ONWARD CHAIN
- Ground Floor Shared Ownership Apartment
- Open Plan Kitchen/Living Room
- One Bedroom & Wet Room
- Sought After Market Town Location
- Communal Gardens & Parking Area
- Fantastic Range of Communal Amenities

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 523.64

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

shared ownership

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
AYS109995 - 0003

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 buyer's 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.



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