









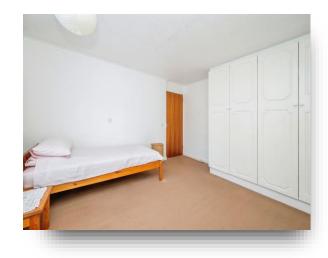
## welcome to

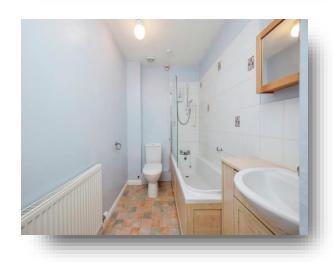
# St. Margarets Gardens, Hoveton Norwich

This spacious, one bedroom first floor retirement apartment for the Over 55s is being sold as a 70% shared ownership with Cotman Housing in the popular North Norfolk broads village of Hoveton!













Situated in a small block of four apartments with a stair lift to the first floor landing as required, this spacious, one bedroom apartment would make an ideal retirement apartment for a single person, or a couple. This property is situated within walking distance of Wroxham village centre on the Norfolk Broads with train and bus public transport links to Norwich and the scenic North Norfolk coast. The property offers accommodation comprising entrance hall with two storage cupboards, living room, kitchen, double bedroom, and bathroom. Externally, the communal lawns are maintained by Places for People with a communal garden to the front of the site and communal parking area at the rear. As part of the 70% Shared Ownership scheme, Places for People are responsible for the general maintenance and upkeep of the building, the gas central heating boiler. electrics, bathroom sanitary ware and the personal alarm system making this a low maintenance apartment. Maintenance of the site is ongoing and repairs are currently upto-date. Residents of St Margarets Gardens have the opportunity of meeting locally with the Places for People management on a regular basis.

#### **Entrance Hall**

Private entrance door servicing four apartments with post boxes and staircase with stair lift to first floor. This leads into the entrance hall with loft access, airing cupboard housing water tank, storage cupboard, personal safety alarm system, radiator and carpeted flooring

### **Living Room**

15' x 10' 10" ( 4.57m x 3.30m )

Double glazed windows to front aspect, radiator, telephone and television points and carpeted flooring

#### Kitchen

9' 11" x 7' 5" ( 3.02m x 2.26m )

Fitted kitchen with range of wall and base units with work surfaces over, electric cooker point with cooker hood above, space for fridge freezer, gas central heating boiler, plumbing for washing machine, tiled splash backs, sink drainer, double glazed window to rear aspect and vinyl flooring

#### **Double Bedroom**

13' x 10' 11" ( 3.96m x 3.33m )

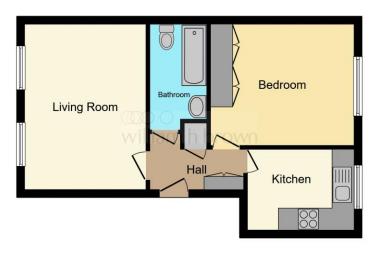
Double glazed window to rear aspect, fitted wardrobe, radiator, television point and carpeted flooring

#### **Bathroom**

Suite comprising bath with mixer taps and electric shower over, WC, wash hand basin, extractor fan, radiator and vinyl flooring

#### **Exterior**

The property benefits from a communal parking area and on street parking is readily available



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 for time part of any agreement. No liability is taken for any error, omission or misstatement. Apartymust purpose to the province of the province





### welcome to

## St. Margarets Gardens, Hoveton Norwich

- Over 55s Retirement Apartment
- Private Block of Four Apartments with Stair Lift
- 70% Shared Ownership with Places for People
- £187.11 per month Service Charges
- Communal Parking

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Apr 1991. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £100,000









postcode not the actual property

## view this property online williamhbrown.co.uk/Property/NWM108008



Property Ref: NWM108008 - 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 quidance 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.





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