



**St. Margarets Gardens, Hoveton Norwich NR12 8DN**

**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 up-to-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 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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## 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



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NWM108008 - 0004

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william h brown



**01692 402861**



NorthWalsham@williamhbrown.co.uk



16 Market Street, NORTH WALSHAM, Norfolk,  
NR28 9BZ



**williamhbrown.co.uk**