



Northwell Place, Swaffham, PE37 7HH

welcome to

Northwell Place, Swaffham

PUBLIC NOTICE:

We are acting in the sale of the above property and have received an offer of £109,950 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.



Accommodation:

UPVC part glazed external entrance door opening to:

Entrance Hall

Airing cupboard, built-in storage cupboard, wall mounted storage heater, loft access, doors opening to both bedrooms and the shower room, further door opening to:

Lounge

16' 10" x 11' 10" (5.13m x 3.61m)

Two wall mounted storage heaters, television point, UPVC double glazed window to the rear aspect, UPVC double glazed sliding patio doors opening to the rear aspect, door opening to:

Kitchen

9' 3" x 7' 6" (2.82m x 2.29m)

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel sink and drainer with mixer tap, tiled splash backs and surrounds, space for free-standing oven, space for fridge, plumbing for washing machine, wall mounted warm-air Dimplex heater, UPVC double glazed window to the front aspect.

Bedroom 1

11' 9" x 10' 9" (3.58m x 3.28m)

Wall mounted electric panel convector heater, UPVC double glazed window to the rear aspect.

Bedroom 2

9' 3" x 7' 3" (2.82m x 2.21m)

Wall mounted electric panel convector heater, UPVC double glazed window to the front aspect.

Shower Room

Suite comprising low level w.c, hand wash basin and walk-in glazed shower enclosure with shower unit, tiled splash backs, heated towel rail, UPVC double glazed obscure glass window to the front aspect.

Outside

Set within communal gardens, the property enjoys a delightful position set towards the edge of the

development, also with access to the parking area.

Agents Note

We understand from the vendor that this property is leasehold; The lease length is 125 years from 1 October 1986. The current service charge is approximately £2560.53 per annum and the annual ground rent is currently £340.00. The next review date is 01 January 2024 with no confirmed price increases. Further details of this can be obtained from the vendors solicitor at the time of purchase.

Location

Swaffham is an historic market town, located approximately 30 miles from the Cathedral City of Norwich, 16 miles from King's Lynn, 17 miles from both Sandringham and Thetford Forest and 28 miles from the coastal town of Hunstanton. The beautiful Norfolk Broads are also only about an hour away. Swaffham boasts ample free parking within the town and has a small, social history museum, many public houses, restaurants and cafes, together with supermarket facilities and smaller shops. Within the town there are schooling facilities for all ages and sport and leisure facilities. Swaffham market is held every Saturday and has stalls including fresh meat, fruit & vegetables, cheeses, eggs, housewares, confectionery, tools and plants. There are direct train links to Cambridge and London Kings Cross from nearby Downham Market.

Council Tax Band

This property is Council Tax band B.

Please note that once a sale takes place, the Council Tax band will be reviewed and may be subject to change.

directions to this property:

From the William H Brown Swaffham office, proceed along L Street, passing Morrisons Daily and at the traffic lights, turn left onto Station Street. Take the right hand turn onto Sporle Road and then immediately left onto Northwell Pool Road down a one-way system with speed bumps. Take the left hand turn onto Northwell Place and the property will be found on the left hand side.



view this property online williamhbrown.co.uk/Property/SFM109364



welcome to

Northwell Place, Swaffham

- NO ONWARD CHAIN!
- 2 bedroom detached retirement bungalow
- Sought-after over 55's development with warden assisted living
- Residents off-road parking and communal gardens
- Generous lounge with patio doors opening to the rear aspect

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 2560.53

Ground Rent: 340.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Oct 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Awaiting Photograph



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/SFM109364](https://www.williamhbrown.co.uk/Property/SFM109364)



Property Ref:
SFM109364 - 0013

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.



william h brown



01760 721655



Swaffham@williamhbrown.co.uk



31-33 Market Place, SWAFFHAM, Norfolk, PE37 7LA



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)