



Northwell Place, Swaffham, PE37 7HH

welcome to

Northwell Place, Swaffham

>> **RETIREMENT BUNGALOW!** A delightful 1 double bedroom staggered mid-terraced bungalow, located within this sought-after over 55's development in the historic market town of Swaffham. Boasting a modern fitted kitchen and wet room, spacious lounge, ample storage space and UPVC double glazed windows.



Offered to the market is an extremely well-kept 1 bedroom staggered mid-terraced bungalow, situated within Northwell Place in Swaffham, providing warden assisted living, communal gardens and residents off-road parking within a highly-regarded age-restricted development.

You could move straight into this well presented home, which offers accommodation briefly comprising; entrance hall with built-in storage space, spacious lounge with sliding doors opening to the rear patio, modern fitted kitchen, double bedroom with built-in wardrobes and a modern wet room. This is complemented by UPVC double glazed windows and electric radiator heating.

Internal viewing is essential to fully appreciate the accommodation and close proximity to amenities and town location.

Accommodation:

Part glazed external entrance door opening to:

Entrance Hall

Built-in storage cupboard, further airing cupboard, electric radiator, parquet effect flooring, doors opening to the lounge, bedroom and shower room.

Lounge

15' 1" x 10' 6" (4.60m x 3.20m)
Electric radiator, television aerial point, carpet flooring, UPVC double glazed sliding patio doors opening to the rear patio, door way opening to the kitchen.

Kitchen

7' 10" x 7' 9" (2.39m x 2.36m)
A comprehensive range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel 1 1/2 bowl sink and drainer with mixer tap, tiled splash backs and surrounds, built-in double oven and fitted hob with concealed cooker hood over, plumbing for washing machine, wood effect flooring, UPVC double glazed window to the front aspect.

Bedroom

11' 10" x 8' 10" (3.61m x 2.69m)
Built-in double storage wardrobes, electric radiator, carpet flooring, UPVC double glazed window to the rear aspect.

Wet Room

Suite comprising low level w.c, vanity hand wash basin with storage under and wet room area with wall mounted shower unit, part tiled walls, waterproof wall panels, slip-resistant flooring, UPVC double glazed obscure glass window to the front aspect.

Outside

This property enjoys the communal garden areas within this retirement development, together with residents off-road parking.

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 £2560.00 per annum and the annual ground rent is currently £339.46. 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 is also on an excellent bus route. There is 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 A.

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 Lynn 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 then take the first right hand turn into the residents parking area, where the property will be found within this cul-de-sac.



view this property online williamhbrown.co.uk/Property/SFM109683



welcome to

Northwell Place, Swaffham

- 1 bedroom mid-terraced retirement bungalow
- Sought-after over 55's development with warden assisted living
- Residents off-road parking and communal gardens
- Modern fitted kitchen and wet room
- Spacious lounge with doors opening to the patio area
- UPVC double glazed windows
- Electric radiator heating
- Close proximity to Swaffham town centre

Tenure: Leasehold EPC Rating: Awaited

offers in excess of **£100,000**



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 inspections. Powered by www.focalagent.com



Please note the marker reflects the postcode not the actual property

view this property online williambrown.co.uk/Property/SFM109683

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.



Property Ref:
SFM109683 - 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.



william h brown



01760 721655



Swaffham@williambrown.co.uk



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



williambrown.co.uk