



**Northwell Place, Swaffham, PE37 7HH**

**welcome to**

**Northwell Place, Swaffham**

>> NO ONWARD CHAIN! A charming 1 double bedroom end-terraced retirement bungalow, located within this highly-regarded development, exclusively for the over 55's, with warden assisted living, communal gardens and residents off-road parking! Boasting a newly fitted kitchen, modern shower room & more!



**Accommodation:**

Part glazed external entrance door opening to:

**Entrance Hall**

Two built-in storage cupboards, storage heater, carpet flooring, doors opening to the bedroom, shower room and lounge.

**Lounge**

17' 2" x 10' 8" ( 5.23m x 3.25m )

Storage heater, television and telephone points, carpet flooring, UPVC double glazed patio doors opening to the rear, doorway opening to the kitchen.

**Kitchen**

7' 10" x 6' ( 2.39m x 1.83m )

A brand new fitted kitchen comprising a range of wall and floor mounted fitted units with work surfaces over, inset stainless steel sink and drainer, tiled splash backs and surrounds, space for free-standing oven, space for free-standing fridge-freezer, plumbing for washing machine, UPVC double glazed window to the front aspect. \*appliances by separate negotiation

**Bedroom**

14' 6" x 8' 10" ( 4.42m x 2.69m )

Built-in storage wardrobe, wall mounted storage heater, television point, carpet flooring, UPVC double glazed window to the rear aspect.

**Shower Room**

Suite comprising low level w.c, vanity hand wash basin with storage under and shower enclosure with inset shower unit and tiling, storage heater, UPVC double glazed obscure glass window to the front aspect.

**Outside**

To the front of the property, there is a lawned garden area with exterior lighting and a pathway leading to the main entrance door.

Residents also have access to the well-kept communal gardens and off-road 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 £335.46. 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 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 A.

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



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welcome to

## Northwell Place, Swaffham

- NO ONWARD CHAIN!
- 1 double bedroom end-terraced bungalow
- Lovely over 55's development with warden assisted living
- Brand new fitted kitchen and modern shower room
- Residents off-road parking and communal gardens
- UPVC double glazed windows

Tenure: Leasehold EPC Rating: D

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.

offers in excess of

**£100,000**



### 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. Take the left hand turn onto Northwell Place and bear left into the first cul-de-sac of bungalows, where the property will be found on the right hand side.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SFM109414 - 0009

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.

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