



**Goodrick Place, Swaffham, PE37 7RP**



**welcome to**

**Goodrick Place, Swaffham**

>> NO ONWARD CHAIN! An exclusive, well-established age-restricted retirement property, overlooking the Campingland and offering a pleasant walk to the town centre. The property is presented in excellent condition throughout and boast a re-fitted shower room, conservatory, en-bloc garage and more!



**Accommodation:**

Part glazed entrance door with storm canopy over opening to:

**Entrance Hall**

Staircase rising to the first floor landing, under-stairs storage cupboard, radiator, carpet flooring, door opening to the kitchen and lounge/dining room, further door opening to:

**Ground Floor Shower Room**

7' 6" x 6' 3" ( 2.29m x 1.91m )

Suite comprising close coupled w.c, hand wash basin, glazed shower cubicle with mains connected shower, heated towel rail, UPVC triple glazed window to the front aspect.

**Kitchen**

11' 1" x 7' 9" ( 3.38m x 2.36m )

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset sink and drainer with swan-neck mixer tap, tiled splash backs and surrounds, electric oven with concealed cooker hood over, washing machine and fridge-freezer all remaining, vertical radiator, tiled flooring, UPVC triple glazed window to the front aspect, serving hatch.

**Lounge / Dining Room**

18' 11" max x 13' 8" max ( 5.77m max x 4.17m max )

Two radiators, telephone point, television point, carpet flooring, UPVC triple glazed window to the rear aspect, UPVC double glazed sliding patio doors opening to:

**Conservatory**

8' 7" x 4' 8" ( 2.62m x 1.42m )

Of UPVC double glazed construction on a brick base with mono-pitched roof, UPVC double glazed doors opening to the rear garden.

**First Floor Landing**

Airing cupboard with slatted shelving, loft access, doors opening to both bedrooms, drying/boiler room and the shower room.

**Bedroom 1**

16' 7" x 11' 5" max ( 5.05m x 3.48m max )

Built-in wardrobe cupboards with bi-fold doors, hanging

rail and shelving, two radiators, telephone point, television point, carpet flooring, two UPVC triple glazed windows overlooking the rear aspect.

**Bedroom 2**

9' 9" x 9' 9" ( 2.97m x 2.97m )

Radiator, carpet flooring, UPVC triple glazed window the front aspect.

**Boiler / Drying Room**

Wall mounted gas fired central heating boiler.

**Bathroom**

Suite comprising back to wall w.c, hand wash basin, panelled bath with mixer tap, one tap hole bidet, part tiled walls, radiator, heated towel rail, UPVC triple glazed window overlooking the front aspect.

**Outside**

This property sits in the middle of the development overlooking beautiful central flower beds. The front garden is enclosed by a picket fence and has a walkway leading to the front entrance door. A paviour block driveway leads to the en-bloc garage. (The initial approach to the garages is partly covered by a high timber feature arch.) Just outside the garage for the property is a communal outside tap.

The rear garden is hard landscaped, the current owners have made the garden a prism of colour with an array of potted flowers and plants

There is pedestrian access from the shared and managed gardens through a wrought iron gate leading into The Pightle, which has a wrought iron arch and light marking its entrance. The Pightle is a mainly pedestrian walkway that leads directly into the town centre. Next to the development there is the Campingland doctors surgery and at the end of The Pightle is the library, making this property ideally situated.

**En-Bloc Garage**

Up and over door, power and light connected.

**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 banding will be reviewed and may be subject to change.

**Agents Note**

This property boasts a 999 year lease from 12th April 1990. There is a service charge of approximately £120 per calendar month and due on the first of each month. Further details of this can be obtained from the vendors solicitor at the time of purchase.

**Agents Note**

It is understood the lease contains a special 'Sinking Fund' provision, to cope with the cost of major repairs, renewals and improvements etc. The cost of the 'Sinking Fund' is not added to the service charge, but instead the owners contribute to the Sinking Fund when they eventually sell their property and leave Goodrick Place. We have been advised that the rate of charge is 0.4% of the eventual sale price, multiplied by the number of full years in residence and then a portion monthly thereafter. The Sinking Fund is to ensure that Goodrick Place is kept in good repair and that improvements are made to keep it up to modern standards. Having adequate funds available to cover future major expenditure, repairs and renewals should ensure that the property will retain its value and continue to be a good investment in the future.

**directions to this property:**

From the William H Brown Swaffham office, proceed along Lynn Street, pass Morrisons daily and at the traffic lights, turn right. Continue to the mini roundabout and take the first exit onto London Street. At the next mini roundabout, take the first exit onto White Cross Road and then take the next left hand turn onto Beech Close. Goodrick Place can be found approximately 400 yards further down on the left hand side.



**view this property online** [williamhbrown.co.uk/Property/SFM110499](http://williamhbrown.co.uk/Property/SFM110499)



welcome to

## Goodrick Place, Swaffham

- Retirement development for the over 55's
- 2 bedroom mews style end-terraced home with brick & flint elevations
- Ground floor shower rooms & first floor bathroom
- Lounge/dining room & conservatory
- Contemporary fitted kitchen

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 120.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 12 Apr 1990. 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

**£210,000**



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 inspection(s). Powered by www.focalagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SFM110499 - 0006

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