



Goodrick Place, Swaffham, PE37 7RP

welcome to

Goodrick Place, Swaffham

An exclusive, well-established age-restricted retirement property set within a short walk of the town centre, close to the Campingland. The property is presented in good decorative order and boasts a shower room, conservatory and en-bloc garage.



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 gravity fed shower, radiator, UPVC double glazed window to the front aspect.

Kitchen

11' 2" x 7' 11" (3.40m x 2.41m)

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, space for cooker, washing machine and fridge freezer, radiator, tiled flooring, UPVC double glazed window to the front aspect, serving hatch.

Open Plan Lounge/Diner

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

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

Conservatory

10' 3" x 8' 4" (3.12m x 2.54m)

Of aluminium and glazed construction with doors to the rear garden area.

First Floor Landing

Airing cupboard with slatted shelving, loft access, doors opening to boiler/storage room, bathroom and 2 bedrooms.

Bedroom 1

16' 8" x 11' 7" max narrowing to 9' 11" (5.08m x 3.53m max narrowing to 3.02m)

Built-in wardrobe cupboards with, hanging rail and shelving, two radiators, telephone point, television point,

carpet flooring, UPVC double glazed window and velux overlooking the rear aspect.

Bedroom 2

9' 10" x 8' 11" (3.00m x 2.72m)

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

Boiler/Storage Room

8' 1" x 5' 1" (2.46m x 1.55m)

Wall mounted gas fired central heating boiler.

Bathroom

10' 6" x 5' 10" (3.20m x 1.78m)

Suite comprising back to wall w.c, hand wash basin, panelled bath with mixer tap, bidet, part tiled walls, radiator, double glazed velux overlooking the front aspect.

Outside

This property is located on the edge of the development. The front garden is enclosed by a picket fence, stocked borders and a pathway leading to the front entrance door. A paviour block communal driveway leads to the en-bloc garage. (The initial approach to the garages is partly covered by a high timber and tiled feature arch.) Just outside the en bloc garages is a communal outside tap.

The rear garden is well stocked with mature border areas with patio and retaining fencing

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

Electric 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 town centre, proceed along London Street and turn left at the mini roundabout into White Cross Road. Take the first left into Beech Close follow to Campingland and past the doctors surgery. Goodrick place is on the left hand side.

On foot turn into The Pightle and the property can be found on the left hand side.



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welcome to Goodrick Place, Swaffham

- Semi-Detached House On Edge Of Small Retirement Development for the Over 55
- Short Walk Of Swaffham Town Centre Amenities And Facilities
- 2 Bedrooms, Ground Floor Shower Room, First Floor Bathroom
- Open Plan Lounge Diner & Conservatory
- Gas Fired Central Heating & UPVC Windows

Tenure: Leasehold EPC Rating: C

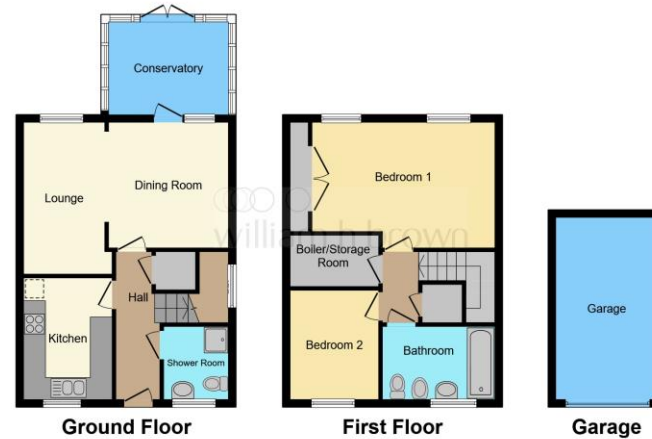
Council Tax Band: B Service Charge: 120.00

Ground Rent: 1440.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 20 Dec 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

£200,000



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:
SFM110600 - 0010

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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