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**Marram Green**  
Kessingland, Suffolk, NR33 7AH  
**£75,000**

FABULOUS two bedroom GROUND FLOOR apartment is available for 75% shared equity purchase.

Marram Green is an outstanding development comprising of 32 two bedroom assisted independent living apartments in the heart of Kessingland. All apartments are self-contained enabling residents to maintain their independence and privacy yet still have access to the in-house care and support teams.

In excellent condition throughout, this apartment has gas central heating with a heat loss recovery unit maintaining the neutralisation of ambient air; lovely modern kitchen with integral appliances, bathroom, 2 double bedrooms and spacious living accommodation with a balcony.

Please refer to charges & requirements of Flagship Housing in association with Orwell Housing.

#### COMMUNAL ENTRANCE

The development reception has a secure communal entrance with a corridor leading to the entrance of your home...

#### HALLWAY

Giving access to all areas, the hallway features fitted carpet, radiator, power points, alarm cord and a built-in cupboard which offers your cloakroom and houses the consumer unit.

#### CLOAKROOM / WC 4' 6" x 4' 5" (1.38m x 1.37m)

Spacious and disabled friendly with a white suite comprising a low level WC and pedestal basin. Vinyl flooring, alarm cord, radiator and extractor fan.

#### OPEN PLAN LOUNGE / DINER 23' 5" x 10' 3" (7.16m x 3.13m)

With views of afar, this lounge / diner has French double doors opening out onto the balcony. Fitted carpet, radiator, TV, power points and heating thermostat in situ.

#### KITCHEN 11' 1" x 9' 7" (3.38m x 2.94m)

Just like new, this modern and easily accessible kitchen has an array of wall and base units with worktop, inset sink / drainer and appliances include an oven, electric hob with extractor fan over and space / plumbing for your chosen appliances. Vinyl flooring, power points and borrowed light from the communal hallway.

#### MASTER BEDROOM 14' 2" x 10' 6" (4.32m x 3.21m)

Excellent size double bedroom has fitted carpet, double glazed window, radiator, TV point and power points. Door into the...

#### ENSUITE 7' 10" x 6' 5" (2.40m x 1.98m)

Spacious room offers ease of access with a white suite comprising a low level WC, pedestal basin and an electric shower. Vinyl flooring, alarm cord, radiator and extractor fan.

#### BEDROOM 2 7' 10" x 11' 4" (2.39m x 3.47m)

Another double bedroom with fitted carpet, double glazed window, radiator, power points and a built-in wardrobe.

#### COMMUNAL AREAS

Maintained in excellent order both inside and out, the communal areas provide seating areas along with a restaurant and library. Security throughout the property from the initial entrance up to the apartment with intercom. Laid to lawn gardens with parking.

#### ADDITIONAL INFORMATION

Mandatory costs PER MONTH approximately £1045.00 include...  
Well Being Charge - £365.60 PER MONTH  
Care & Support (4hrs min) - £263.20 PER MONTH  
Service Charge - £414.69 PER MONTH (includes water & sewage, gas central heating along with cleanliness & maintenance of all communal areas both inside & out).

#### EAST SUFFOLK COASTAL TAX - BAND B

#### ENERGY PERFORMANCE RATING -C



FLAT, MARRAM GREEN, KESSINGLAND  
TOTAL APPROX. FLOOR AREA 656 SQ.FT. (60.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

