



23 Fayregreen, FAKENHAM. NR21 8HE.

Offers sought in the region of
£115,000
LEASEHOLD

Modern, detached Bungalow with electric heating and double glazing, and benefitting from an allocated car parking space.

Located in a sought-after, Sheltered development with resident Development Manager, specially designed for the over-55's; conveniently located within ½ mile of the Town Centre.

Canopy Entrance Porch, Entrance Hall, Sitting room, Kitchen, Bedroom and Shower room.

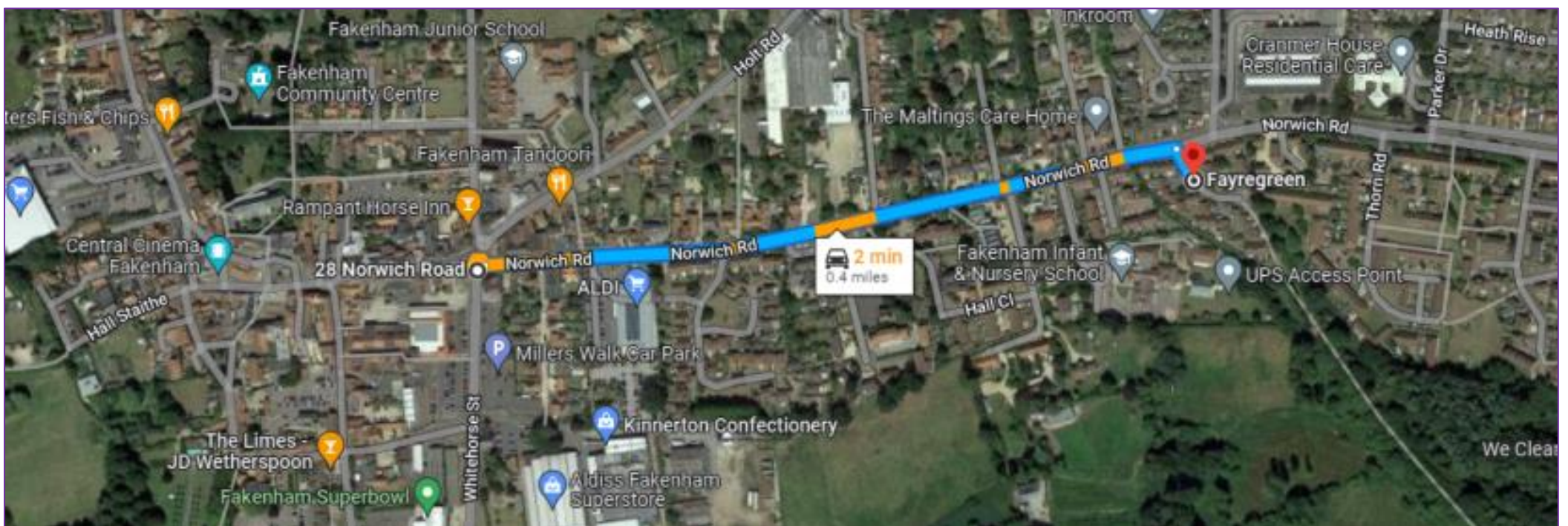
Allocated car parking space. Communal Gardens nearby.

Tel: 01328 864763 office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

From the Town Centre take Norwich Road for ½ mile. Fayregreen is on the right. On entering the development the property is on the left.

Location:

Fakenham is a Market Town standing on the River Wensum in the heart of North Norfolk. The picturesque Coast with its fine sandy beaches, pinewoods, marshes, and sailing harbours is 10 miles distant, Kings Lynn is 22 miles distant and the fine City of Norwich, 25 miles. The Town has a wide range of shopping, educational and sporting facilities, including a National Hunt racecourse, and was once voted by the readers of "Country Life" magazine as the seventh best Town in Britain in which to live.



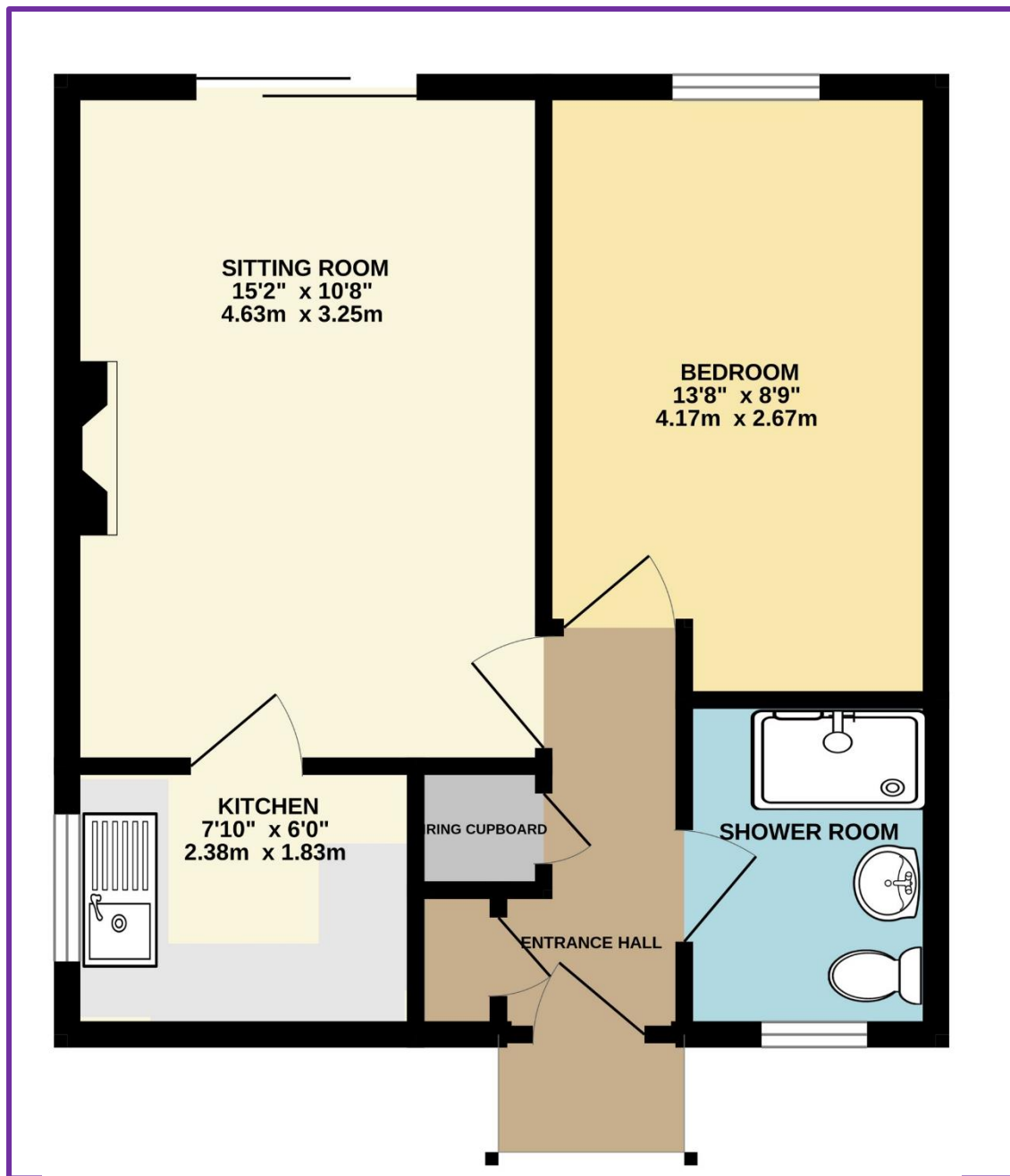
To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham, Norfolk. NR21 9AG.
Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

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Canopy Entrance Porch:
Half double glazed door to;

Entrance Hall:
Built-in shelved cupboard with electric light. Adjoining airing cupboard with factory lagged hot water cylinder, twin fitted immersion heaters and slatted shelving. "Dimplex" electric heater. Hatch to roof space - (Note: residents are not allowed to store ANY items in the loft space). Glazed door to;

Sitting room: 15'2" x 10'8" (4.6m x 3.3m).
Mock fireplace surround with electric stove heater. Electric room heater. Telephone point. TV point. Double glazed sliding patio door with fitted vertical blinds to outside.

Kitchen: 7'10" x 6'0" (2.4m x 1.8m).
Stainless steel sink unit with pedestal mixer tap, set in fitted work surface with tiled splashback, and drawers, cupboards, appliance space and plumbing for washing machine under. Matching range of wall mounted cupboard units. Strip light. Laminate floor. Roller blind.

Bedroom: 13'8" x 8'9" (4.2m x 2.7m) max.
Electric room heater. TV point. Fitted blind.

Shower room:
Fully tiled shower cubicle with "Triton" fitting and sliding screen door. Pedestal hand basin with tiled splashback and electric light/shaver point over. Low level WC. "Dimplex" wall mounted electric convector heater. Roller blind.

Outside:
To the side of the property is a concrete car parking space. There are mainly lawned communal gardens close by.

Services:
Mains water, electric and drainage are connected to the property.

Fayre Green: is a Sheltered Housing development, built in 1986, specifically designed for the over 55's and having a resident, on-site Development Manager, and community alarm service.

There is a residents' lounge, and guest facilities which may be rented for short stays, subject to availability. Cats and dogs are generally accepted (subject to terms of lease and landlord permission), and there are frequent social activities, including a weekly coffee morning, which are organised by the residents. The property is for sale leasehold, 125 years from 1986). **Service Charges** of about (currently) £2,527 per annum, **Ground Rent** is £169.73 (per half year), which covers the cost of buildings insurance, maintenance of the communal areas, and Development Manager, etc. are payable. These figures may be reviewed in October 2023. **Note:** Residency of Fayre Green is subject to approval by a representative of the Management Company.

District Authority:
North Norfolk District Council, Cromer. Tel: (01263) 513811.
Tax Band: "A".

EPC: E.

