



**5 Meadow Walk,
Trinity Road,
FAKENHAM.
NR21 8SU.**

**Offers sought in the region of
£180,000
Leasehold**

An exceptional, purpose-built Ground Floor Apartment with gas fired central heating and double glazing throughout the spacious, wheelchair accessible, 2 bedroomed accommodation.

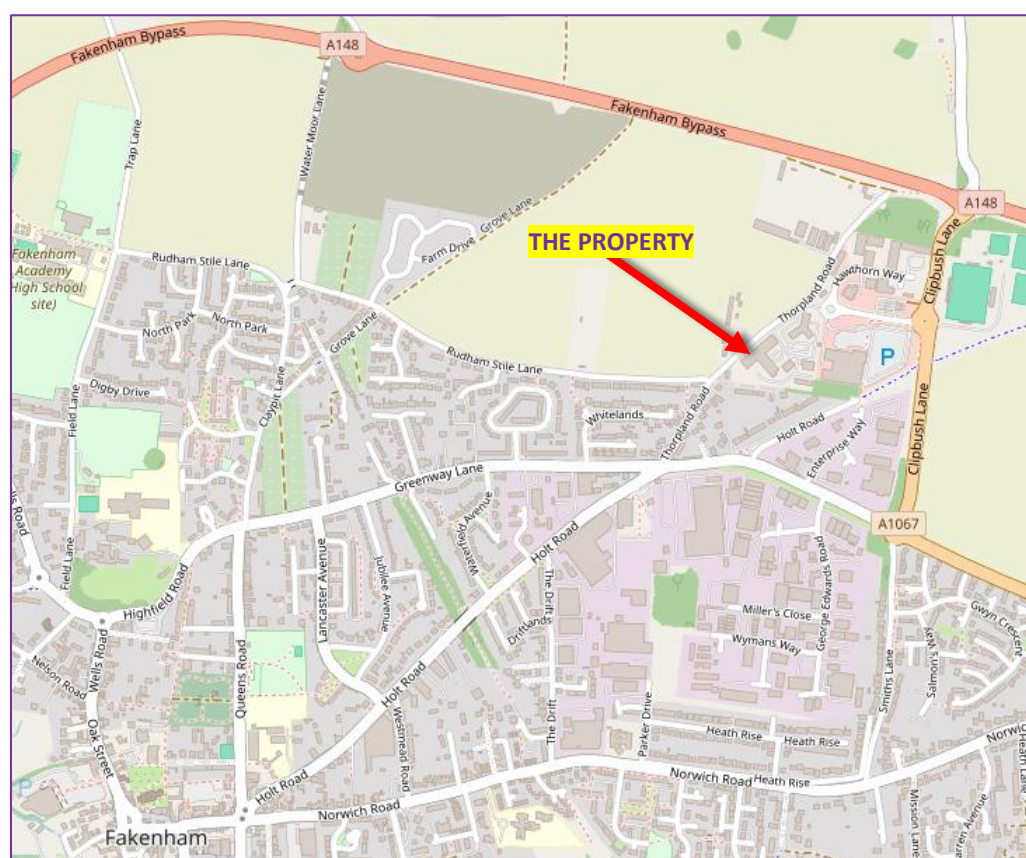
Meadow Walk offers a range of communal facilities including a cafe/bistro, hair salon, a residents' lounge, lifts, buggy store and delightful communal gardens.

The development (which is located close to the Doctor's Surgery, a Pharmacy, 2 Supermarkets and the Football Ground) is designed to offer independent living to the over 65's (and over 55's if there is a care need) with 24 hour on site care staff and full time Housing Manager Service Monday to Friday.

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

Directions: From the Town Centre take Norwich Road, and at ¼ mile turn left into Smiths Lane. Continue straight over the roundabout, and at the next roundabout, turn left, (past Morrison's Fuel Station). Continue straight over the next roundabout, follow the road about to the left, into Trinity Road and Meadow Walk is on the right.

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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They do not constitute part of an offer or contract.

Please note that: Photographs may have been taken with the use of a wide-angle lens and items shown in photographs are not necessarily included with the property. We have not tested any heating installation, other appliances or services, and it is therefore the responsibility of the buyer to check with us first on the availability of the property, and on any points which are of particular importance to him or her or these particulars, nor to enter into any contract on behalf of the Vendor or Lessor.





Ground Floor: Automatic Entrance doors to **spacious Reception Lobby** with push button door to **Wide communal Hallway** with handrails on both sides.

Private door to **Apartment:**

Spacious Entrance Hall:

Deep built-in storage cupboard with electric light and fitted shelves. Telephone point. Digital Warden call speech module. Through to;

Sitting room: 15'8" x 12'0", (4.8m x 3.7m).

Built-in cupboard housing "Ideal" wall mounted, gas fired central heating boiler. Wall fitted display unit with glass shelves. TV point. Telephone point. Twin double glazed doors to outside. Wide opening to;

Kitchen: 11'5 x 7'5", (3.5m x 2.3m).

1½ bowl stainless steel sink unit with mixer tap, set in fitted work surface with drawers, cupboards, appliance space and plumbing for washing machine under. Built-in 4 ring electric hob unit with stainless steel extractor hood over. Built-in electric oven with cupboard over and under. Matching range of wall mounted cupboard units with concealed lighting under. Ceiling recessed spotlights.

Master Bedroom: 15'3" x 11'6", (4.6m x 3.5m).

TV point. Telephone point. Door to;

Shower/Wet room:

Tiled shower area with glass screen. Hand basin with mixer tap. Low level WC. Heated towel rail. Extractor fan. Ceiling recessed spotlights. Mirror with touch sensitive light. Fitted shelves.

Bedroom 2: 11'6" x 8'1", (3.5m x 2.5m).

TV point.

Outside:

The Meadow Walk development has communal parking and delightful communal gardens and grounds with an extensive paved terrace, shaped lawns and well stocked plant and shrub beds.

Services:

All mains services are connected.

District Authority:

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

EPC: B.

The Apartment:

is being offered for sale leasehold on a 999 year lease from 2021. A monthly service and support charge is payable of £334.93 (or £251.60 if sinking fund is deferred) plus a core support charge of £42.08 per week.

