

Chilterns

THE
GUILD
PROPERTY
PROFESSIONALS



The Orchard, Brandon

£90,000

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www.chilternsc.co.uk



The Orchard, Brandon, Suffolk, IP27 0HR

£90,000 Leasehold

Council Tax Band B

A well presented two bedroom first floor apartment forming part of The Orchard, a charming and well managed development of properties for the over 55's. The property is conveniently located within easy walking distance of the local superstore and nearby amenities and is offered to the market Chain Free.



SITUATION & LOCATION

The Orchard is a well established, well maintained and well presented purpose built warden assisted complex, specifically designed for the over 55's.

The site is pleasantly situated and is within easy reach of the town centre, across the road is a conveniently located supermarket. This first floor two bedroom apartment offers well planned accommodation set within maintained grounds having peace of mind of a resident warden/manager.

Brandon is a small West Suffolk town situated in the heart of the Breckland and the Thetford pine forest. It has a range of shops catering for most day-to-day needs; churches; schools and other facilities including a modern sports complex. Brandon railway station is on the Norwich-Ely line; from Ely connections can be made to services to London, the Midlands and the North. The larger town of Thetford is only six miles away with a sports centre with an indoor swimming and leisure pool complex and a range of other sporting and social clubs and amenities.

ENTRANCE HALL

Laminate flooring, airing cupboard, night storage heater, access to loft space

LOUNGE

Fitted carpet night, night storage heater, UPVC double glazed window.

KITCHEN

Modern kitchen with range of matching wall and floor cupboard units incorporating single drainer stainless steel sink unit, space for electric cooker, plumbing for automatic washing machine, larder cupboard housing hot water cylinder, cushion flooring, UPVC double glazed window.

BEDROOM

Fitted carpet, built in double wardrobe cupboard, UPVC double glazed window.

BEDROOM

Fitted carpet, electric panel heater, UPVC double glazed window.

SHOWER ROOM

With tiled shower cubicle comprising of electric shower, WC, wash hand basin with vanity storage beneath. towel rail heater. UPVC double glazed window.

OUTSIDE

Access to The Orchard is off Rattlers road. The complex

consists of a mixture bungalows and apartments, beautifully maintained gardens, communal meeting room and residents parking. To the rear of the apartment there is a communal lawned area together with the use of communal washing lines.

LEASE TERMS

Lease terms - The 99 year lease commenced from 1989.

Ground Rent - Approx. £80 per annum

Service Charge - £445 per quarter

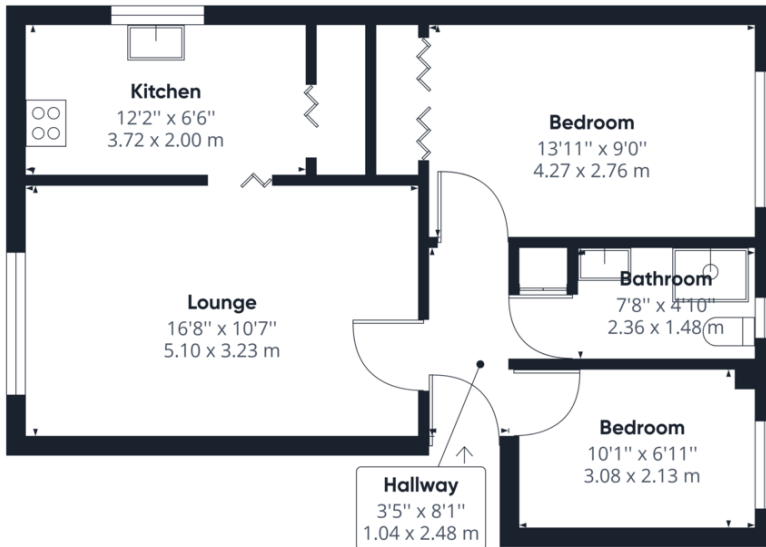
The service charge includes the following:

Maintenance to the communal areas

Building insurance

Resident manager





Approximate total area⁽¹⁾
567.42 ft²
52.71 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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