

# Chilterns

THE  
**GUILD**  
PROPERTY  
PROFESSIONALS



## The Orchard, Brandon

Suffolk

LEASEHOLD **£84,000**

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[www.chilternsc.co.uk](http://www.chilternsc.co.uk)





## The Orchard, Brandon, Suffolk, IP27 0HR

£84,000 Leasehold

A well presented first floor one bedroom apartment forming part of 'The Orchard', a charming and well managed development of retirement properties for the 'over 55's', located within this well served popular market town and within easy reach of the local Tesco's store with the towns amenities nearby.



## SITUATION & LOCATION

The Orchard is an established, well managed and presented purpose built complex of retirement homes specifically designed for the 'over 55's' and pleasantly situated within reach of the Town centre amenities and across the road from the conveniently located Tesco's store.

Enjoying well maintained communal grounds and gardens with the peace of mind of a resident manager this lovely first floor apartment is well presented and benefits from electric heating. Further benefits include Upvc sealed unit double glazed windows throughout.

The sale of this property represents an excellent opportunity to those purchasers seeking the peace of mind of a retirement home in a safe and friendly environment and early viewings are recommended.

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.

## COMMUNAL ENTRANCE HALL

With intercom release, carpeted staircase leading to first floor landing.

## ENTRANCE HALL

With hardwood entrance door; fitted carpet; electric independent radiator; storage cupboard; access to loft space.

## LOUNGE

**14' 1" x 10' 9" (4.31m x 3.30m)**

Fitted carpet; independent electric radiator; feature fireplace with electric bar heater; Upvc sealed unit double glazed window.

## KITCHEN

**10' 9" x 6' 5" (3.29m x 1.97m)**

Range of matching wall and floor cupboard units with work surfaces over incorporating single drainer stainless steel sink unit; integrated oven and hob with extractor hood over; plumbing for automatic washing machine; cushion flooring; Upvc sealed unit double glazed window with roller blind.

## BEDROOM

**10' 9" x 9' 5" (3.28m x 2.88m)**

Fitted carpet; built-in double wardrobe cupboard; airing cupboard housing hot water cylinder; Upvc sealed unit double glazed window with blind.

## SHOWER ROOM

Shower cubicle with electric shower; wash hand basin with vanity storage beneath; w.c; tiled floor; independent electric radiator; Upvc sealed unit double glazed window.

## OUTSIDE

Access to The Orchard is off Rattlers Road. The complex consists of a mixture of bungalows and apartments with beautifully maintained communal gardens and resident parking areas. There is a communal lounge and the development benefits from a resident manager

## LEASE TERMS

The 99 year lease commenced in 1989. Residents Must Be Over Age 55.

Service Charge = £230.00 Per calendar month - this includes the ground rent.

The Service Charge includes the following:-

- Maintenance of communal areas.
- Buildings Insurance
- Resident Manager

**SERVICES** Mains water, drainage and electric.

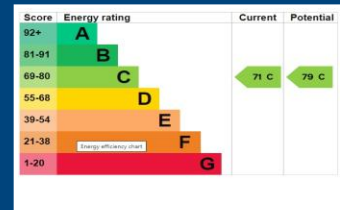
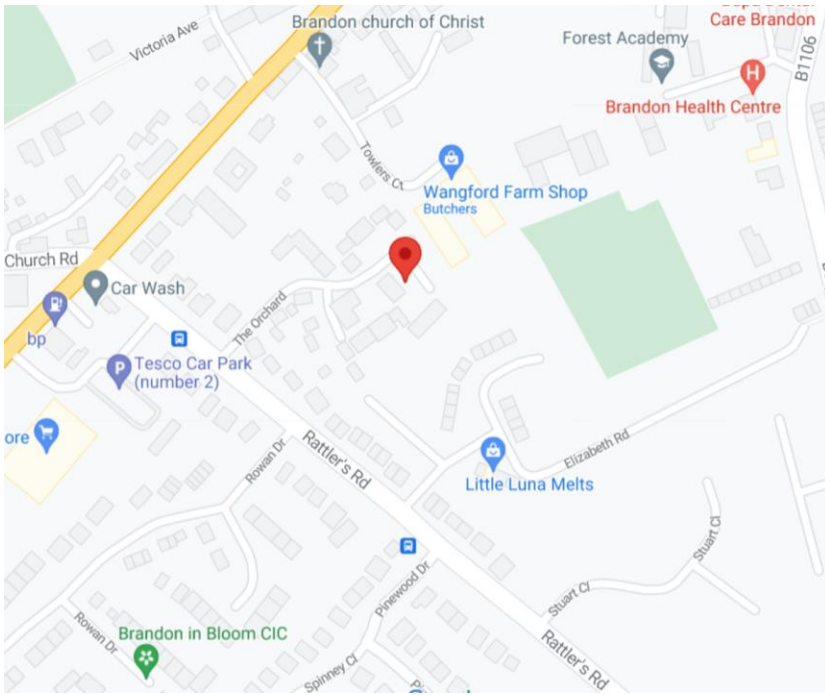
Electric night storage heating.

**COUNCIL TAX** Band A

**EPC RATING** Band C







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