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HECKINGHAM PARK

Heckingham Park Drive,
Hales, Norfolk

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ESTATE AGENTS

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Enjoying a ground-floor position and boasting one of the largest footprints, we are pleased to offer **CHAIN FREE** this Grade II listed, apartment, which was converted in 2016 and is part of the popular Heckingham Park Drive development. The property offers a generous open-plan sitting room/kitchen, a large double bedroom, and a bathroom. Additional benefits include allocated parking, further extensive guest parking and access to delightful communal gardens, a gym and tennis courts. Viewing is essential to fully appreciate the location, property and all the site has to offer.

Accommodation comprises briefly:

- Communal Hallway
- Entrance Hall
- Open Plan Sitting Room/Kitchen
- Double Bedroom
- Bathroom
- Intercom System
- Allocated Parking
- Communal Gardens
- Use of Tennis Court & Gym



Property

Entering the building directly from the car park we access the apartment on the ground floor where a series of windows look onto the communal grounds. The property opens into a spacious hallway with doors leading to the all of the accommodation, which comprises a spacious sitting room/kitchen, bathroom, and large double bedroom. The open-plan kitchen and sitting room feature a contemporary, open-plan design. The kitchen is fitted with a range of modern high gloss base and wall units, an integrated electric oven and hob with an overhead extractor and space for a fridge, freezer and washing machine. Contrasting flooring and work surfaces compliment the space and a breakfast bar offers an informal dining spot. The sitting room area offers space to dine and enjoys a large window looking onto the gardens. Stepping back through the hall we pass the airing cupboard offering great storage. The bathroom is fitted with a double width corner shower cubicle, a WC, wash basin and heated towel rail. The master bedroom is a superb size and features a window to the front, again taking in a view of the grounds. This room is extensive offering ample space for furnishings. The apartment is finished to an high standard and includes double-glazed timber-framed windows throughout.



Outside

The property is approached via a private road entrance and includes an allocated parking space adjacent to the entrance, along with extensive visitor parking in the communal car park. A secure entry system provides access through a communal door to the internal front door. Residents on site also benefit from access to the gym, a tennis court, a bike store and the maintained grounds that offer various communal areas.

Location

Heckingham Park Drive is situated in the village of Hales, an ideal location for outdoor enthusiasts with numerous nearby walks. It is close to the popular town of Loddon, which provides an extensive range of amenities including schools, nurseries, shops, Post Office, Churches, doctors surgery, dentist, library, veterinary practice, pharmacy, local gym, hairdressers, beauty salon, 3 pubs, a café, butchers and take-out options. There is easy access to the Broads Network via Loddon Staithe and the River Chet. The area is well-served by reputable schools, including Hobart High and Langley School. The market towns of Beccles and Bungay are within easy reach and for a wider range of amenities and for commuters, the Cathedral City of Norwich is approximately a 20-minute drive north, offering a mainline rail link to London Liverpool Street in under two hours.

Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

Services

Electric heaters, Mains electric, water and drainage.

Energy Rating: C

Local Authority:

South Norfolk District Council

Tax Band: A

Postcode: NR14 6FJ

What3Words: ///cookers.squashes.drove

Tenure

Vacant possession of the leasehold will be given upon completion.

Leasehold: 89 years remaining

Ground Rent: £125pa

Service Charge: £2314pa (Approx.)

Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £132,500



Approximate total area¹⁾
52.5 m²
566 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

Loddon 01508 521110

Halesworth 01986 888205

Harleston 01379 882535

www.muskermcintyre.co.uk

Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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