



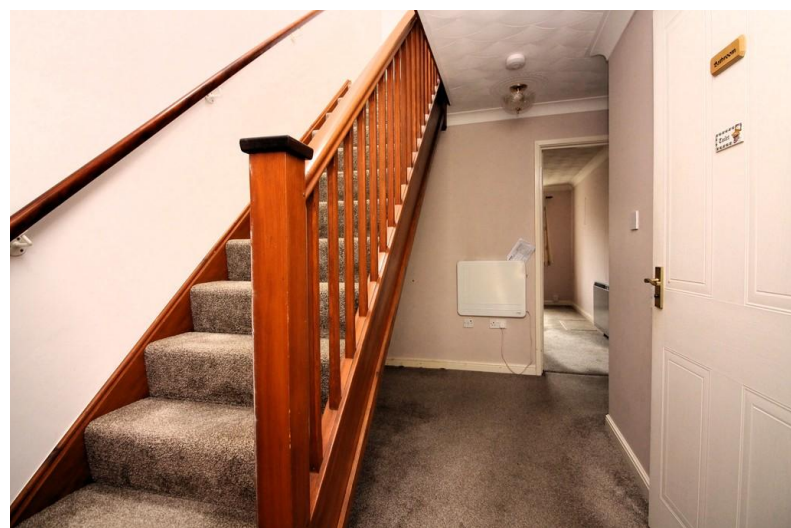
2 Waterfield Meadows

North Walsham, NR28 9LD

- Modern Chalet-Style House
- Within Development for Over 60's
- Two/Three Bedroom Accommodation
- Offered with No Onward Chain

£150,000

EPC Rating 'TBC'





Property Description

A chalet-style property located within a pleasant development for the over 60's. The property stands in a south-facing position on the edge of the development overlooking an area of communal garden and benefits from a southern aspect. The property provides versatile accommodation which is designed to be suitable as either a two or three bed roomed home, with both the dining room/bedroom and bathroom being situated on the ground floor.

Location

North Walsham is a thriving North Norfolk market town offering a range of shopping facilities including a large Sainsbury's store, Waitrose, Lidl, all levels of schools including sixth form college, doctors' surgeries, restaurants and leisure facilities including the Victory swimming & fitness centre. The town also has a railway station providing regular services on the Norwich to Sheringham line. The sandy beaches of the North East Norfolk coast are about six miles from the town, the Norfolk Broads are about twelve miles to the south and the city of Norwich is approximately 17



Accommodation

Storm Porch

Outside storage cupboard (also houses electricity meter), wooden panelled front door leading to:

Entrance Hall

Carpeted flooring, carpeted staircase up to 1st floor, electric radiator, wooden panel doors accessing kitchen, living room, dining room/bedroom and bathroom.

Living Room

14' 4" x 10' 10" (4.37m x 3.3m) Electric radiator, electric fireplace, TV point, coved and textured ceiling, pendant light and wall light, carpeted flooring, sliding uPvc double glazed doors to rear patio area

Dining Room/ Ground Floor Bedroom

14' 4" x 8' 7" (4.37m x 2.62m) Built-in wardrobe, carpeted flooring, Coved and textured ceiling pendant light, electric radiator, BT point and uPvc double glazed window.

Kitchen

11' 9" x 7' 3" (3.58m x 2.21m) Laminate flooring, slab style wall and base units, integrated oven and hob, textured ceiling, double stainless steel sink with mixer tap, uPvc double glazed window, rolled countertop with tiled splashback.

Bathroom

Carpeted flooring, Close couple WC. ceramic sink with tiled splashback, bath with overhead shower with tiled surround, frosted glass uPvc window and extractor fan.

Landing

Carpeted flooring, coved and textured ceiling, pendant light, loft access, wooden panelled doors to bedroom 1&2 and WC, wooden panel door also to access airing cupboard with slatted storage.

Bedroom 1

9' 9" x 17' 5" (2.97m x 5.31m) Carpeted flooring, electric radiator, built in wardrobe, vexux window, coved and textured ceiling, uPvc double glazed window, Wooden panel door.

Bedroom 2

9' 9" x 7' 7" (2.97m x 2.31m) electric panel heater, velux roof light, coved and textured ceiling.

Cloakroom

Carpeted flooring, Close coupled WC, sink with tile splashback, extractor fan, wooden panel door.



Outside

To the rear of the property is paved patio area.

Residents' have use of the communal gardens and communal parking area.

Features of Waterfield Meadows

Residents' Lounge

A spacious lounge is provided for the residents' use as and when they like. It is used as a meeting place, function room and games room. The lounge is heated, carpeted and furnished with kitchenette and WC facilities.

Laundry

The residents' lounge and laundry are normally open between 9:00am and 6:00pm and all residents have access via the electrically controlled door.

Personal Alarm System

Each resident has a personal alarm system, which is linked to a 24hr emergency link to a central desk.

Day to Day Maintenance

The day to day running of Waterfield Meadows is handled by a managing agent. The Waterfield Meadows residents collectively own the freehold of the site with each property owning a one 35th share of the freehold company, which is known as Nextfan Ltd.

Qualification

Purchasers at Waterfield Meadows must be of at least 60 years of age. If a couple are buying together, then one must be over 60, and the other over 55. Nextfan reserve the right to interview prospective purchasers.

The Service Charge

To cover the cost of the management service, residents pay a Service Charge which is assessed annually which for the past 4 years has been £1704.

This includes:

- Buildings Insurance (but not contents)
- Gardening and Maintenance of Landscaped areas
- Provision for Re-decoration (external and communal areas)
- Window Cleaning
- Service Contracts (maintenance of personal alarms, laundry equipment)
- Sinking Fund for long term repairs and replacements (examples of which include the replacement windows and cavity wall insulation)
- Payment of general water rates on the former manager's flat, residents lounge and laundry.

After the end of each accounting year the amount of total expenditure for the last year is certified. In this way residents will know what has been spent and any adjustments are made in the following accounting year.





Viewings

By arrangement with the agents, Acorn Properties

☎ 01692 402019

Services

Electric heating, mains water and drainage

Tenure

Leasehold

Possession

Vacant possession on completion

Council Tax Band

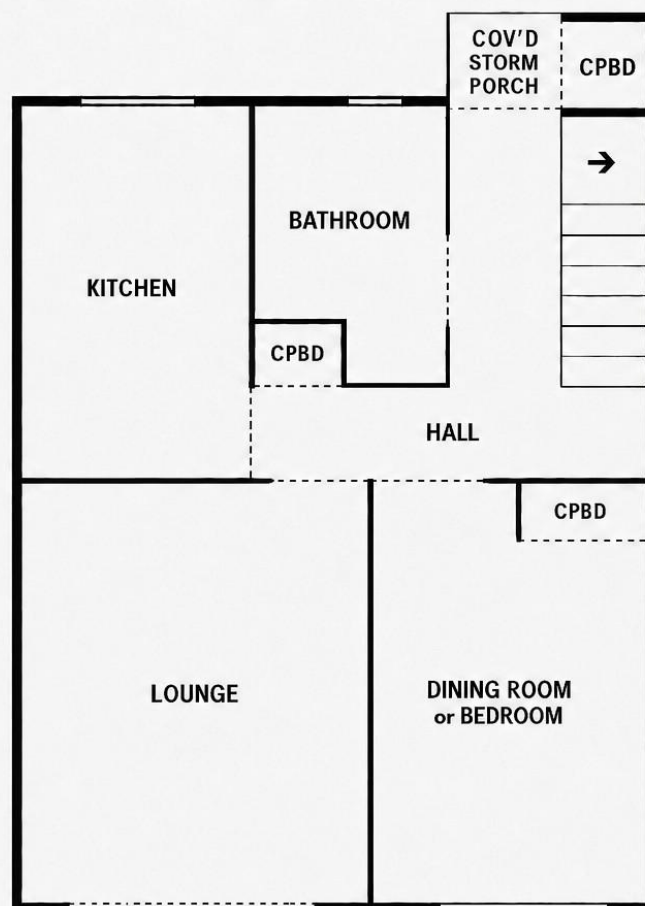
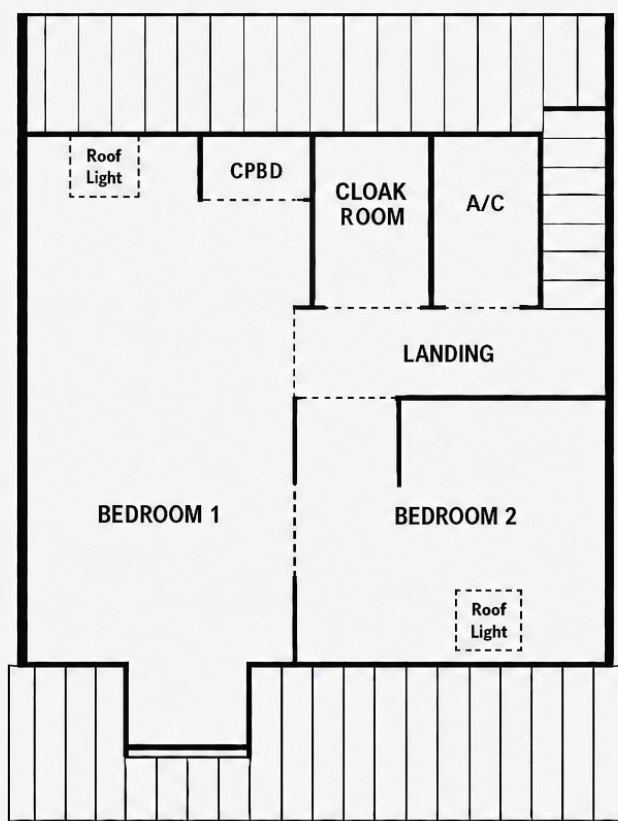
Band B

Directions

From the top of market place turn left into New Road and left again into Pound Road. Turn right at the crossroads into Manor Road and continue into Brick Kiln Road. Take the second left hand turning into Waterfield Meadows, the allocated parking spot is immediately to your right.

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Floor Plan *(Not to scale and intended as an approximate guide to room layout only)*



Referrals

Acorn Properties are pleased to recommend a variety of local businesses to our customers. In most instances, these recommendations are made with no financial benefit to Acorn Properties.

However, if we refer our clients to our trusted local Solicitors, Surveyors or Financial Services, Acorn Properties may receive a 'referral fee' from these local businesses.

If a referral to our trusted local solicitors is successful, Acorn Properties receive a referral fee of £100 - £180 following the successful completion of the relevant sale or purchase. There is no obligation for any of our clients to use our recommended solicitors, but we find the existing relationships we have with these firms can be beneficial to all parties.

For each successful Financial Services referral Acorn Properties will receive an introducer's fee which is between 25 – 30% of the net initial commission/broker fee received by the advisor. There is no obligation for our clients to use our recommended mortgage services.

For each successful Surveyors referral Acorn Properties will receive a fee of between £30 and £100. There is no obligation for our clients to use our recommended Surveyors.