



Primrose Cottage Heydon Road, Corpusty Norwich NR11 6QL

welcome to

Primrose Cottage Heydon Road, Corpusty Norwich

A 50% Shared Ownership property, helping you get your foot on the property ladder on a budget. This enjoys a village setting with parking, garden and views along with decent village Amenities.



Hallway

With ballustrade and stairway leading off, understairs storage space, double glazed front door and white panelled doors leading off to other rooms.

Kitchen

With countryside view across to a church from a double glazed front window. A fitted range of base and wall units, work surfaces with stainless steel 1.5 bowl sink unit, hob/oven with hood above, space for fridge freezer and washing machine.

Cloaks Wc

With double glazed window, WC, wash basin and Extractor.

Living Room

A through room with double glazed front window and double glazed door to rear garden. Corner cupboard, section of sloped ceiling.

First Floor Landing

With white panelled doors leading off including cupboard with electric heater unit in it.

Bedroom One

With two double glazed windows to the rear enjoying open field views. We feel that this room might split given the two windows, to provide two small children's bedrooms, subject to housing association and local authority regulations.

Bedroom Two

With two double glazed front windows providing open views across to a church.

Bathroom

With double glazed window, WC, wash basin, bath with shower over, extractor, recess lighting.

Outside

To the front the property is set behind a small area of garden with shared driveway access to your own driveway parking. To the rear the property enjoys its own enclosed area of garden with patio, lawn and

shed.

Agents Note

This property is a 50% shared ownership property with Broadland Housing Association. It is leasehold and the lease runs for 99 years from 2009. You will be responsible for paying a Service Charge and Ground Rent and 50% rent on the other half of the house. The rent is £302.24 and the service charge is approx. £31.18 (these are 2026/2027 figures) and these will both come out in one DD payment on the 1st of each month. Staircasing your share of the property up to 80% would be considered by the housing association.

Any purchaser will need to be approved by Broadland housing association, must have a connection to the North Norfolk area and must be registered on the NNDC housing register.



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Primrose Cottage Heydon Road, Corpusty Norwich

- 50% Shared Ownership
- No Onward Chain
- Two Bedrooms (One Large)
- Ground Floor Cloaks WC
- Off Road Parking

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 07 Sep 2009. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Agents Note-

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

£115 000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RPM103932 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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