





Middleton Court,Wymondham NR18 0BL

william h brown

welcome to

Middleton Court, Wymondham

A spacious and well-presented one-bedroom ground floor apartment situated just off Wymondham High Street, offering comfortable and convenient over-55s living. The property features a generous lounge with communal courtyard views, fitted kitchen with integrated appliances, double bedroom, modern show





Situated in a convenient position just off Wymondham High Street, this spacious and well-presented one-bedroom ground floor apartment offers comfortable, low-maintenance living within a welcoming over-55s community.

The property enjoys a pleasant setting with charming communal gardens and outdoor areas, while being ideally placed for easy access to Wymondham's wide range of shops, cafés, restaurants and everyday amenities. Excellent transport links are also close by, making this a particularly convenient location for enjoying all that the town has to offer.

Inside, the generously proportioned lounge provides plenty of space for both comfortable seating and a dining area, with lovely views across the communal courtyard. The room leads through to the fitted kitchen, which benefits from a range of wall and base units, ample worktop space, storage and integrated appliances.

The well-sized double bedroom provides plenty of room for bedroom furniture and wardrobes, with a large window allowing an abundance of natural light. Completing the accommodation is a modern shower room positioned to the front of the apartment, with useful built-in storage.

Outside, residents can enjoy the well-maintained communal areas, while the property also benefits from an allocated parking space for one vehicle.

Agents Note







view this property online williamhbrown.co.uk/Property/WYM109213

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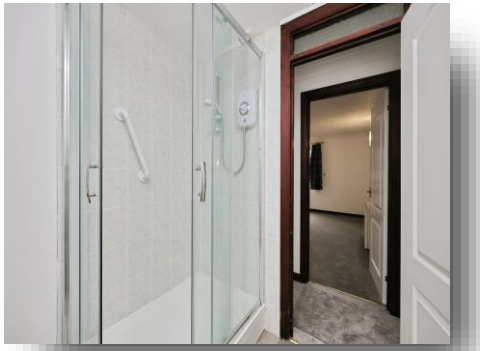
- One bedroom ground floor flat
- Chain Free
- Over 55's only
- Allocated parking for one car
- Communal gardens and courtyard

Tenure: Leasehold EPC Rating: D
Council Tax Band: A Service Charge: 1284.84
Ground Rent: 130.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£110,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
WYM109213 - 0006

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.

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