



Northwell Place, Swaffham, PE37 7HH

welcome to

Northwell Place, Swaffham

A well presented 2 bedroom bungalow, located within this popular development, exclusively made for the over 55's with warden assisted living, residents parking and communal gardens. Boasting a spacious lounge, with conservatory opening to the rear garden and is offered for sale with NO ONWARD CHAIN!



Accommodation:

UPVC part glazed external entrance door opening to:

Entrance Porch

Storage cupboard, UPVC double glazed window to the front aspect, internal door opening to:

Lounge

Wall mounted electric radiator, television and telephone points, carpet flooring, storage cupboard, UPVC double glazed window to the front aspect.

Kitchen

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel sink and drainer with mixer tap and tiled splash backs, integrated eye-level electric oven and hob with cooker hood over, space for fridge freezer, plumbing for washing machine, inset ceiling spotlights, UPVC double glazed window to the rear aspect and UPVC double glazed door opening to.

Conservatory

Of brick base construction with UPVC double glazed windows with bespoke blinds over, wall mounted electric radiator, UPVC part glazed external entrance door opening to the rear garden.

Bedroom 1

Wall mounted electric radiator, carpet flooring, UPVC double glazed window to the front aspect.

Bedroom 2

Wall mounted electric radiator, carpet flooring, UPVC double glazed window to the rear aspect.

Shower Room

Suite comprising low level w.c, vanity hand wash basin with storage under, corner shower cubicle with wall mounted shower and glazed shower screen, heated towel rail, tiled floor and walls, UPVC double glazed obscure glass window to the side aspect.

Outside

To the front of the property, there is a small lawned

garden area with a pathway leading to the main entrance door. To the rear of the property, there is a hard landscaped garden with a selection of plants and flowers, a timber garden shed and sheltered seating area complete the rear garden.

Residents also have access to the communal gardens and parking area.

Agents Note

We understand from the vendor that this property is leasehold; The lease length is 125 years from 1 October 1986. The current service charge is approximately £2560.53 per annum and the annual ground rent is currently £340.00. The next review date is 01 January 2027 with no confirmed price increases. Further details of this can be obtained from the vendors solicitor at the time of purchase.

Location

Swaffham is an historic market town, located approximately 30 miles from the Cathedral City of Norwich, 16 miles from King's Lynn, 17 miles from both Sandringham and Thetford Forest and 28 miles from the coastal town of Hunstanton. The beautiful Norfolk Broads are also only about an hour away. Swaffham boasts ample free parking within the town and has a small, social history museum, many public houses, restaurants and cafes, together with supermarket facilities and smaller shops. Within the town there are schooling facilities for all ages and sport and leisure facilities. Swaffham market is held every Saturday and has stalls including fresh meat, fruit & vegetables, cheeses, eggs, housewares, confectionery, tools and plants. There are direct train links to Cambridge and London Kings Cross from nearby Downham Market.

Council Tax Band

This property is Council Tax band B.

Please note that once a sale takes place, the Council Tax banding will be reviewed and may be subject to change.



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welcome to

Northwell Place, Swaffham

- Delightful 2 bedroom semi-detached bungalow
- Sought-after over 55's development with warden assisted living
- Spacious lounge and UPVC double glazed conservatory
- Modern fitted kitchen and shower room
- UPVC double glazed windows and electric radiator heating

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: A Service Charge: 245.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Oct 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£150,000



directions to this property:

From the William H Brown Swaffham office, proceed along Lynn Street, pass Morrisons Daily and at the traffic lights, turn left onto Station Street. Take the right hand turn onto Sporle Road and then immediately left onto Northwell Pool Road down a one-way system with speed bumps. Take the left hand turn onto Northwell Place and continue to the end of the road, where the property will be found on the right hand side.



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM110915 - 0003

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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