



Fairland Court Fairland Street, Wymondham - NR18 0JS



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NO CHAIN! This outstanding GROUND FLOOR FLAT is situated within a HIGHLY REGARDED OVER 55'S DEVELOPMENT, offering a welcoming and secure environment tailored for comfortable living. The property boasts an IMPRESSIVE 18' SITTING ROOM, filled with natural light, with elegant FRENCH DOORS that open directly onto tranquil, tree-lined views. The flat features a SPACIOUS DOUBLE BEDROOM, providing ample room for relaxation, and benefits from a THREE PIECE SHOWER ROOM for convenience and ease of access. Entry to the building is via a SECURE BUZZER INTERCOM SYSTEM, ensuring peace of mind for residents and their guests.

Additional communal spaces include a BRIGHT SUN LOUNGE and a GENEROUS COMMUNAL LIVING ROOM, ideal for socialising or quiet reading. Residents also enjoy use of a SECURE GATED CAR PARK, open to all occupants and providing ample parking for both residents and visitors. Located just a SHORT DISTANCE FROM THE HEART OF THE TOWN, this property offers easy access to local shops, amenities, and transport links,



making it a practical and desirable choice for those seeking both independence and a sense of community.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: A

- No Chain!
- Ground Floor Flat Within This Well Regarded Over 55's Development With Site Manager, 24 hour Careline and Library
- 18' Sitting Room With French Doors Opening Onto Tree Lined Views
- One Spacious Bedroom With A Three Piece Shower Room
- Secure Buzzer Intercom Entry System For Peace Of Mind
- Communal Spaces To Include Sun Lounge & Communal Living Room
- Secure Gated Car Park Open To All Occupants
- Short Distance To The Heart Of The Town

The property is located in the market town of Wymondham, and within walking distance to a very good range of everyday amenities including shops, leisure centre and doctors surgery.



Situated approximately 10 miles south west of Norwich, fantastic access leads to the A11. The town also has a railway station with direct trains to Norwich to Cambridge. Excellent schooling can be found at Wymondham College & Wymondham High School, both are highly thought of within the area.

SETTING THE SCENE

The property can be found set back from the street, where access to the car park comes through secure gated entry to the right-hand side of the property, with sliding doors at the front opening through a secure key fob intercom system into the communal lobby. From here a range of communal spaces can be accessed, with stairs and lifts taking you down to the lower ground floor where the property can be found.

THE GRAND TOUR

Once inside, a central lobby is the first place to greet you, giving access to all accommodation within the home, as well as a handy built-in storage cupboard and three-piece shower room located immediately to your left, with a predominantly tiled surround and access to a handy utilities cupboard with space and plumbing for white goods. The generous double bedroom can be found to the left-hand side of this hallway, fronting onto the street with tree-lined views through uPVC double glazed windows, with carpeted flooring leaving more than enough space for a double bed with additional storage solutions. The main living area comes in the form of an 18' sitting room, which again opens towards the side of the property through a set of French doors, with light pouring into the room from this position. The open flooring is conducive to a sitting and dining room suite, with the kitchen opening up just behind this, with a mixture of wall and base-mounted cabinetry, inset sink, fitted eye-level oven and hob with extraction above, with space remaining for further white goods and appliances.

FIND US

Postcode : NR18 0JS

What3Words : ///whirlpool.skidding.afflict

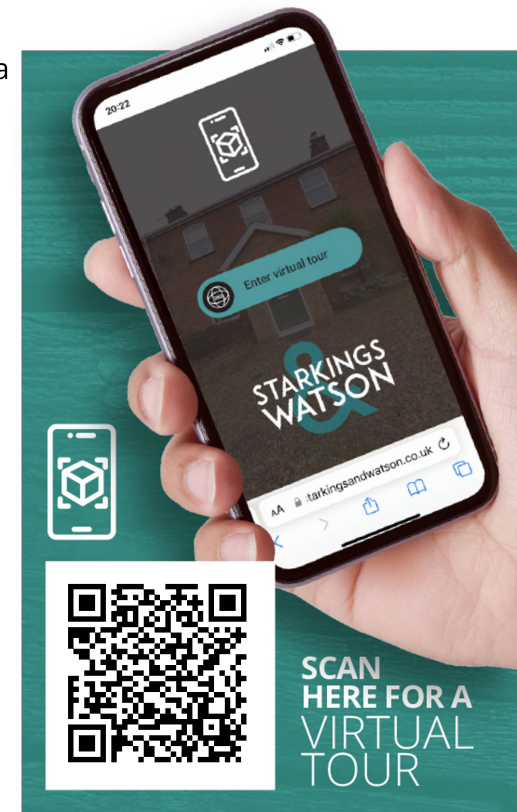
VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

The property is offered on a leasehold basis where 105 years currently remain on the lease. Yearly ground rent comes to £410.00 with a service charge of £4010.38. This is to cover the upkeep of the communal spaces, lifts and door as well as pruning and maintaining the greenery around the property as well as the carpark and its electric gate.

This property is a hive of activity. There is a regular fish and chip lunch, coffee mornings and seasonal gatherings in the lounge for residents who wish to partake. Privacy and quiet living are equally respected. A friendly and helpful on site manger is on duty in the mornings and there is a 24 hour Careline Service for peace of mind, these are covered by the service charge. There is a library on the third floor maintained by some of the residents



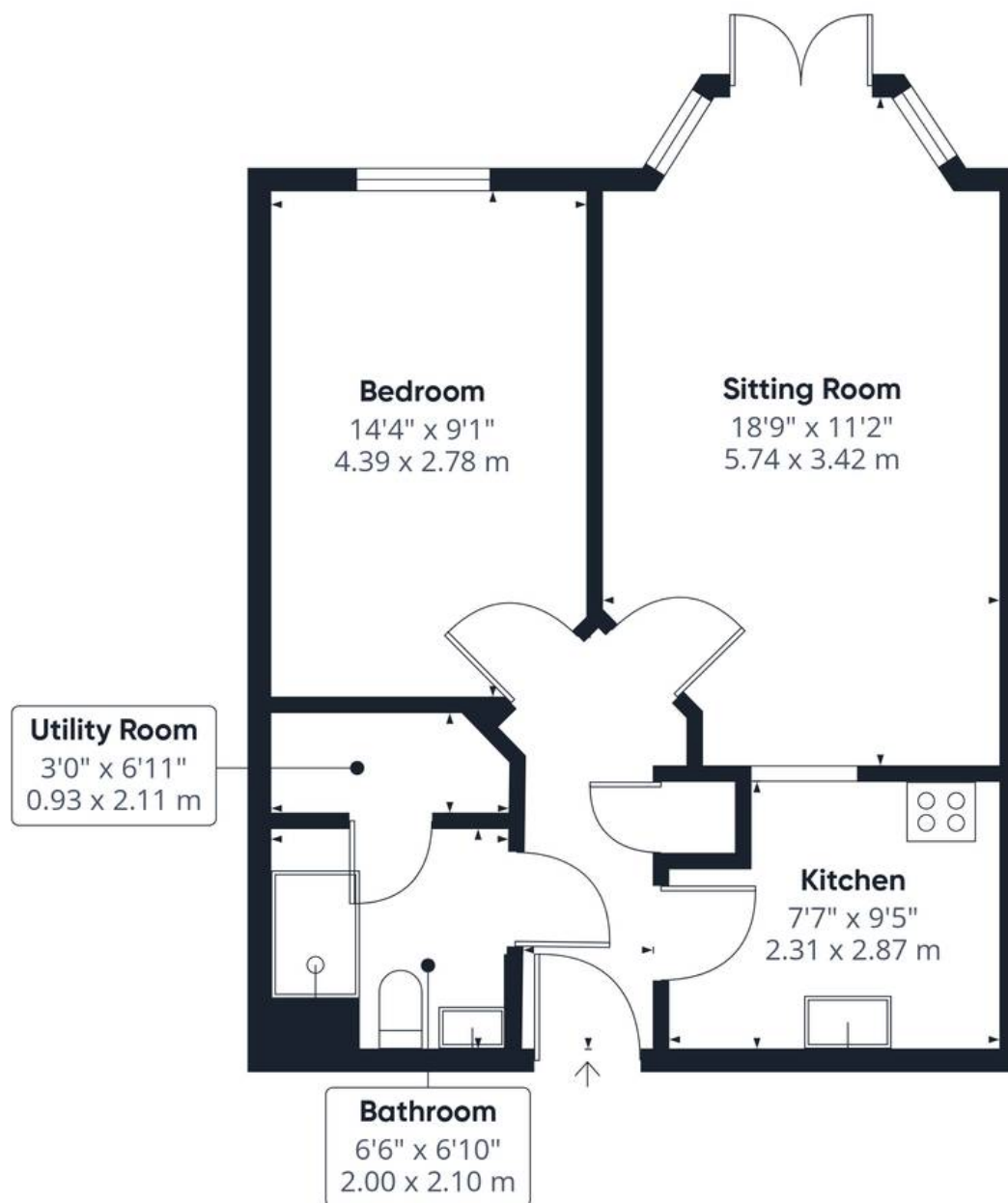




THE GREAT OUTDOORS

The double doors from the lounge open onto your own private terrace with space for a small seating area and room to grow a few plants, this allows you to enjoy the fresh air without needing to leave the privacy of the flat. A larger communal garden with seating is located at the back of the property.





Approximate total area⁽¹⁾

501 ft²

46.6 m²

(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





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