



Merchant Way, Norwich NR6 5HS

welcome to

Merchant Way, Norwich

****RETIREMENT BUNGALOW**** Located within a managed residential development for the "over 55's" and use of the delightful communal grounds, residents lounge and built in emergency response alarm! This home also comes with an enclosed low maintenance garden and would offer a straight move in feel!



Accommodation

A fantastic opportunity for customers looking for a retirement bungalow located in the popular suburb of Hellesdon. Situated just off the Reepham Road, Merchant Way benefits from a convenient bus stop on the opposing side of the road to the entry of this development and within the close there are a range of apartments and bungalows.

Property management services are provided for purchasers seeking independent living with the benefit of a development manager and 24-hour care line response system. The development features residents lounge and overlooks a delightful communal garden with pergola and seating area, ideal for interacting with other residents.

Internally the accommodation comprises of; entrance hall, shower room, kitchen, lounge/dining room, two bedrooms and conservatory.

An internal viewing is highly recommended!

Entrance Hall

Upvc double glazed external entrance door to front aspect, two store cupboards and doors to shower room, two bedrooms and lounge/dining room.

Shower Room

Suite comprising shower cubical, wc, hand wash basin, electric towel rail and upvc double glazed window to front aspect.

Bedroom One

14' 6" x 8' 7" (4.42m x 2.62m)

Upvc double glazed window to rear aspect and electric radiator.

Bedroom Two

11' 5" into door recess x 8' 2" (3.48m into door recess x 2.49m)

Upvc double glazed window to rear aspect and electric radiator.

Lounge/Dining Room

17' 8" x 10' 4" (5.38m x 3.15m)

Electric radiator and feature fireplace with internal sliding doors opening into conservatory/

Conservatory

8' 1" x 8' 9" (2.46m x 2.67m)

With french doors opening into garden.

Kitchen

9' 5" x 7' 2" (2.87m x 2.18m)

A range of wall and base units with work surfaces over, 1 1/2 bowl sink and drainer, electric hob and oven and upvc double glazed window to front aspect.

Outside

Externally the property benefits from an enclosed low maintenance rear garden laid to slabs with decorative borders and is enclosed by panelled fencing.

Agent Note

This property is leasehold; the lease length is 125 years from 1986 with 87 years left to run. This property is subject to service charges and ground rent. The current annual charge for period 30/09/2024 - 30/09/2025 is £2638.41 and the ground rent is £317.66 per annum, subject to annual review. Further details can be obtained from the vendor's solicitor at time of purchase.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

Merchant Way, Norwich

- Retirement Detached Bungalow
- Assisted Living For The Over 55's
- Two Bedrooms
- Conservatory
- Built In Emergency Response

Tenure: Leasehold EPC Rating: E

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.

offers in excess of

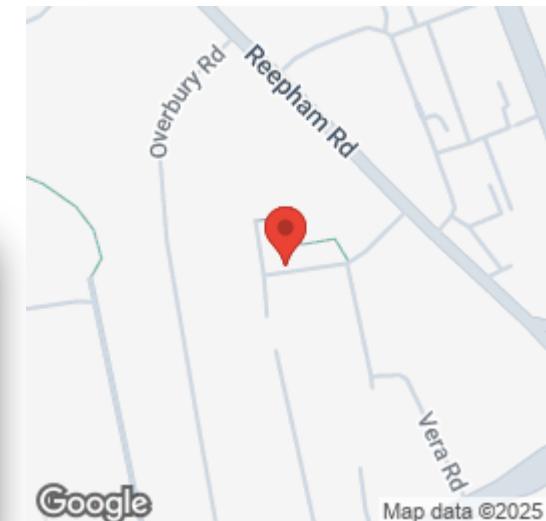
£190,000



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directions to this property:

Follow the W H Brown office in Hellesdon, follow the Reepham road towards the direction of Norwich City and over the first roundabout, Merchant Way can be found towards the end of the Reepham Road on the right-hand side.



Please note the marker reflects the postcode not the actual property



Property Ref:
HEL102883 - 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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