



13 | Gerard Hudson Gardens | Keswick | NR4 6RT

£120,000

 **BUTTERFLY**   
SALES, LETTINGS & PROPERTY MANAGEMENT

## The Features

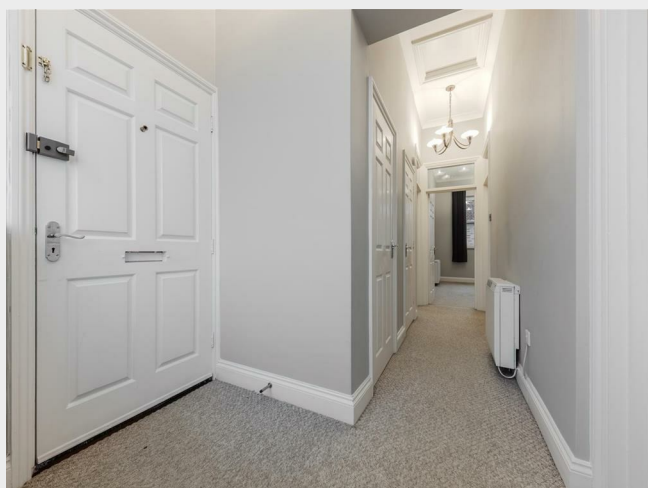
- \*\*\* No Onward Chain - Quick Sale Available \*\*\*
- One bedroom first floor apartment within the established Keswick Hall development
- Approximately 120 years remaining on the lease, suitable for mortgage lending
- Entrance hall with two storage cupboards
- 15'11 x 12'5 Lounge which opens into the fitted kitchen
- Double bedroom and a spacious Shower room off the hallway
- High ceilings throughout, with double glazing and Economy 7 heating
- Well maintained communal grounds with woodland walks
- Residents facilities include tennis courts, a heated outdoor swimming pool and parking
- Viewing highly recommended to fully appreciate the property

## About the Property

Located within the sought after Keswick Hall development, this one bedroom first floor apartment offers practical and comfortable accommodation in a quiet countryside setting, while remaining within easy reach of Norwich city centre.

The apartment comprises an entrance hall with two storage cupboards, a double bedroom with space for wardrobes, a shower room, and a living room opening to a fitted kitchen. High ceilings enhance the sense of space throughout. Additional benefits include large double glazed windows throughout and Economy 7 heating.

With approximately 120 years remaining on the lease, the apartment is suitable for mortgage lending and represents a practical option for owner occupiers or investors.





## The Outside

The property forms part of a period building set within the quiet and historic surroundings of Keswick Hall. The development features well-maintained communal grounds and woodland walks. Residents have access to on-site facilities including tennis courts, a heated outdoor swimming pool, and ample communal parking, providing opportunities for leisure and recreation within a peaceful setting.

## Location Overview

Keswick Hall offers the calm of a countryside estate while remaining only a short drive from Norwich. Eaton's shops, schools and local amenities are approximately 3 miles away, with convenient access to the A140, combining rural tranquillity with everyday convenience.

## Leasehold Information

We have been advised that there are approximately 120 years remaining on the lease and are awaiting a copy of the lease to confirm the commencement date.

We have also been informed that the service charge is £2,100 per annum and the ground rent is £125 per annum.

## Anti-Money Laundering (AML) Checks

In line with Anti-Money Laundering regulations, we are required to carry out identification and verification checks on all purchasers once an offer has been accepted. To complete these checks, we use a secure electronic verification system via Hipla. A non-refundable fee of £25 + VAT (£30 including VAT) per purchaser will be payable to cover the cost of these checks. This fee is required prior to the issue of the Memorandum of Sale, and all purchasers must complete the verification process to enable the transaction to proceed.

## Further Information

### Letting Services -

We provide a professional, ARLA-accredited lettings and management service. Whether you're considering renting out your property to purchase another, exploring buy-to-let opportunities, or would simply like a free, no-obligation review of your current portfolio, our team will be happy to help. Please contact the office to discuss your options further.

### Referral Fees-

Butterfly Homes may receive a referral fee or commission from recommended solicitors, mortgage advisers, or other third-party service providers. You are under no obligation to use any recommended provider, and details of any such arrangements are available upon request.

### GDPR – Personal Information

To arrange a property viewing, we are required to collect certain personal information in order to provide a professional service to you and our client, the seller. This information will be shared with the seller but will not be passed to any third party without your consent.

Should you decide to make an offer on a property, some of the personal information you provide will again be shared with the seller. It will not be disclosed to any other third party without your permission.

Further details on how we store and process your data are available on request or via our website.

### Disclaimer -

Butterfly Lettings, trading as Butterfly Homes, and its representatives are not authorised to make statements or assurances about the property, whether on their own behalf or on behalf of the client. No responsibility is accepted for any statements contained in these particulars, which do not form part of any offer or contract. We have taken care to ensure that the details provided for each property are accurate at the time of listing. However, the information supplied is intended as a guide only, and we do not obtain confirmation from the seller's legal representative when preparing it. Buyers should verify any leasehold details, charges, or other matters through their own legal representatives. All measurements, areas, and distances are approximate. Fixtures, fittings, and appliances have not been tested, so we cannot guarantee that they are in working order. It should not be assumed that the property has all necessary planning permissions, building regulations, or other consents. We recommend checking the local council's website for information on conservation areas, flood risks, tree preservation orders, planning applications, and other relevant matters. We also advise reviewing the property and surrounding area using



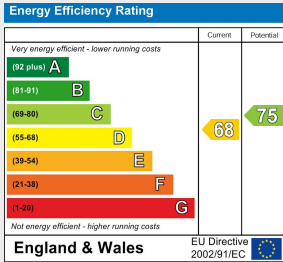
## First Floor

Approx. 54.0 sq. metres (581.6 sq. feet)



Total area: approx. 54.0 sq. metres (581.6 sq. feet)

Every effort has been made to ensure the accuracy of the floorplan provided. However, measurements of doors, windows, rooms, and other items are approximate, and no responsibility is accepted for any errors, omissions, or inaccuracies. This floorplan is for illustrative purposes only and should be used as such by prospective tenants. The services, systems, and appliances depicted have not been tested, and no guarantee is made regarding their functionality or efficiency.  
Plan produced using PlanUp.



Tenure: Leasehold  
Council Tax Band: A  
Local Authority: South Norfolk

You can also scan the QR code to view the property online. This will take you directly to our website, where you'll find additional photos, detailed floorplan, and all the key information in line with Parts A, B, and C of the Material Information guidance for property listings. You'll also be able to browse our other available properties there.



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We are Butterfly Lettings LTD trading as Butterfly Homes with registered number 15893663 and address C/O Shaw & Co 3 Colegate Norwich Norfolk NR3 1BN