

# Arnolds | Keys



**Flat 20, Green Lane View St. Michaels Avenue, Aylsham, NR11 6GA**  
Guide Price £168,000

- 75% SHARED OWNERSHIP
- FIRST FLOOR OVER 55's APARTMENT
- FANTASTIC RANGE OF COMMUNAL AMENITIES
- HIGHLY SOUGHT AFTER LOCATION
- JULIET BALCONY WITH OPEN VIEWS
- WET ROOM ENSUITE
- COMMUNAL GARDENS
- CARE SERVICES AVAILABLE

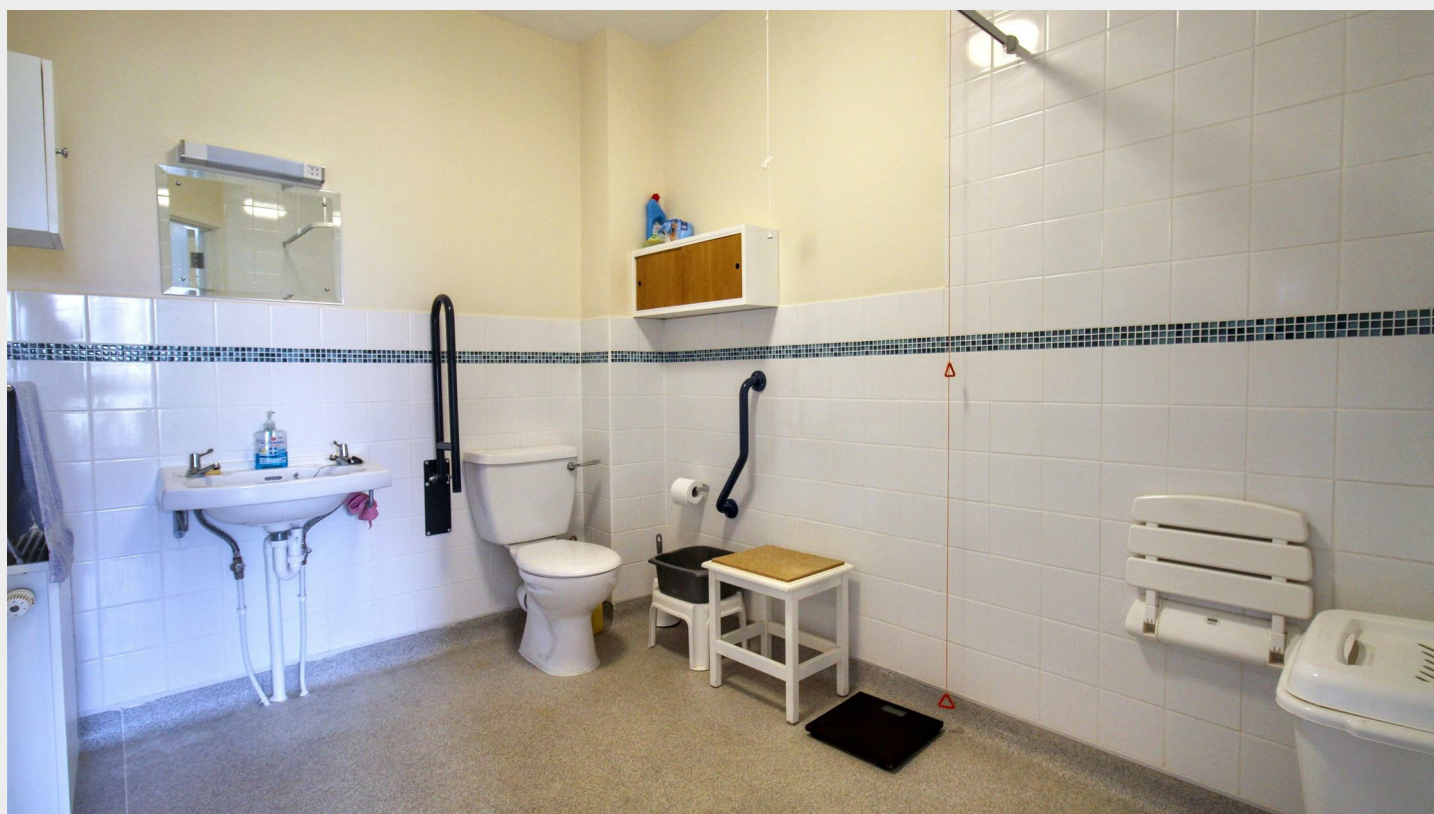


# Flat 20, Green Lane View St. Michaels Avenue, Aylsham NR11 6GA

**\*NO ONWARDS CHAIN\*** A beautifully presented two bedroom first floor apartment featuring a balcony with open views. The property offers assisted living with varying care packages dependant on the occupants needs and is available to purchase at a 75% share.



Council Tax Band: B



## DESCRIPTION

Situated within the popular Green Lane View development, this well presented two bedroom first floor apartment offers sheltered accommodation for the over 55's with varying levels of care packages offered depending on the occupants needs. The complex is purpose built with lift access and has a number of in-house amenities including residents lounge, library, hair salon, warden call, laundry room and activities rooms. This particular apartment comprises a spacious entrance hall leading to the open plan lounge/diner/kitchen, with juliet balcony enjoying garden views, two double bedrooms and a 'Jack and Jill' style wet room. Externally, there is a communal parking area.

## ENTRANCE HALL

Two built-in cupboards; one fitted with a rail and one fitted with shelves. Carpet.

## KITCHEN DINER/LIVING ROOM

Living Area - Double glazed window and door with Juliet balcony enjoying field views. Carpet and radiator.

Kitchen - comprising wall and base units with stainless steel sink and drainer and adjustable height surfaces. Space and plumbing for washing machine, space for free standing fridge/freezer, fitted electric oven with four ring electric hob and cooker hood over, extractor fan.

## BEDROOM ONE

Window to rear, carpet, radiator and built-in cupboard with shelves.

## BEDROOM TWO

Window to rear, carpet and radiator. Door to 'Jack and Jill' wet room.

## WET ROOM

Electric Triton shower, WC, wash hand basin, vinyl flooring, assistance bars, extractor fan, radiator.

## EXTERNAL

Maintained and shared communal gardens to the rear with a communal parking area.

## AGENTS NOTE

Service charge: £451.36 including sinking fund

Support charge: £25.07 per month.

Utility charge - £62.95

24/7 support charge: £26.04 per week.

Mains drainage, water, gas and electric connected.

This property is Leasehold with 111 years remaining.

## LOCATION

Aylsham is a sought after historic market town with a range of local amenities including supermarkets, doctors and dental surgeries, an opticians, local independent shops and plenty of places to eat. The town also offers highly rated pre, first and high schools, is approximately 10 miles north of the City of Norwich and close to the stunning Norfolk Broads, with plenty of walking routes and cycle paths.







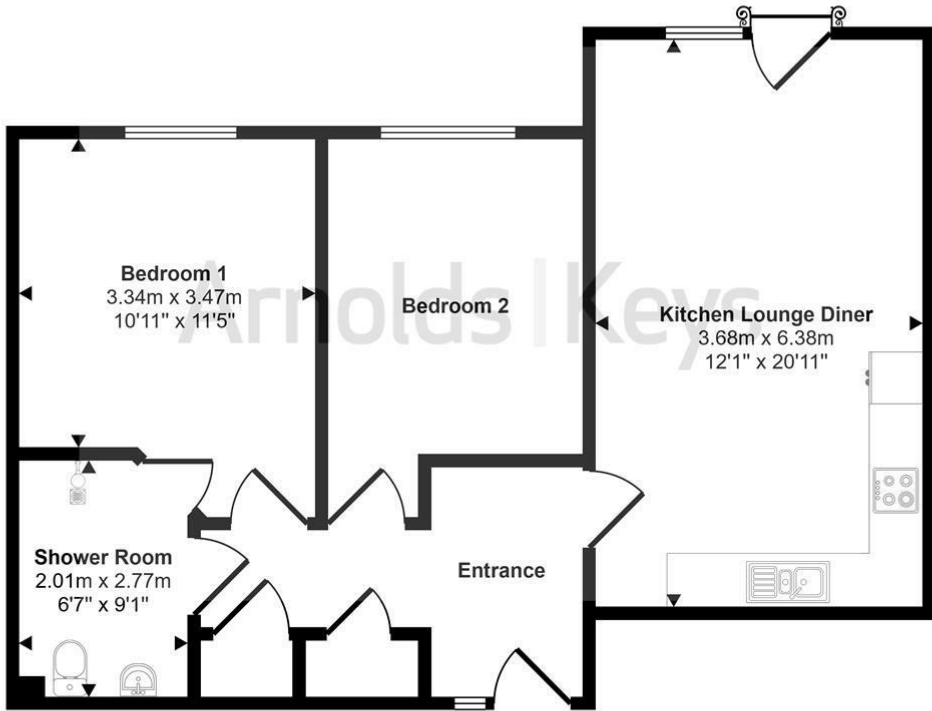
## Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

## EPC Rating:

| Energy Efficiency Rating                    |                                                                                                             |           |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                     | Potential |
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             |           |
| (81-91) <b>B</b>                            |                                                                                                             |           |
| (69-80) <b>C</b>                            | 76                                                                                                          | 76        |
| (55-68) <b>D</b>                            |                                                                                                             |           |
| (39-54) <b>E</b>                            |                                                                                                             |           |
| (21-38) <b>F</b>                            |                                                                                                             |           |
| (1-20) <b>G</b>                             |                                                                                                             |           |
| Not energy efficient - higher running costs |                                                                                                             |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

Approx Gross Internal Area  
65 sq m / 703 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.