



Northwell Place, Swaffham, PE37 7HH

welcome to

Northwell Place, Swaffham

>>RETIREMENT LIVING! A well presented 1 bedroom bungalow, within the popular age restricted development, Northwell Place. Boasting a spacious lounge, modern fitted kitchen, recently installed wet room and benefiting from communal gardens, resident parking & warden assisted living!



Accommodation:

UPVC part glazed entrance door opening to:

Entrance Hall

Wood effect flooring, two built-in storage cupboards, doors opening to lounge, bedroom & wet room.

Lounge

Carpet flooring, electric radiator, television & telephone points, UPVC double glazed sliding door opening to the communal gardens, opening to:

Kitchen

A range of floor and wall mounted kitchen units with work surfaces over, inset stainless steel 1 & 1/2 bowl sink and drainer with mixer taps over, built-in double oven and inset electric hob with concealed cooker hood over, tiled splashbacks, space and plumbing for a washing machine, space for free standing fridge/freezer, wood effect flooring, UPVC double glazed window to the front aspect.

Bedroom

Carpet flooring, electric radiator, UPVC double glazed window to the rear aspect.

Wet Room

Suite comprising low level w.c. vanity hand wash basin with mixer taps over and storage under, wall mounted electric shower with shower boarded walls behind, half height tiled walls, UPVC double glazed window to the front aspect.

Outside

The property is approached by a pathway leading to the front entrance door, complete with storm canopy and external lighting.

To the rear of the property there are communal gardens with a personal patio seating area ideal for a bistro set, directly outside the patio sliding doors.

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.

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.



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welcome to

Northwell Place, Swaffham

- 1 bedroom terraced bungalow
- Sought after over 55's development
- In excellent decorative order throughout
- Spacious lounge & modern fitted kitchen
- Contemporary fitted wet room

Tenure: Leasehold EPC Rating: E

Council Tax Band: A Service Charge: 2560.00

Ground Rent: 339.45

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.

£100,000



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 left hand side.



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM111070 - 0002

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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