



Lodge Road

Feltwell, IP26

Guide price £90,000

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Description

Guide Price £90,000 - £100,000. This well-presented second floor studio apartment is situated within an impressive Edwardian mansion, set within expansive grounds, and is located on the outskirts of a popular Norfolk village.

The property benefits from UPVC double glazed windows and enjoys pleasant views across the communal gardens as well as well-proportioned studio style accommodation which currently comprises a living area, bedroom area and a 'work from home' office set up. There is a kitchen which offers a range of wall and base level units, stainless steel sink and drainer, plus space for a fridge freezer.

The modern bathroom has been recently updated and includes a W.C, wash hand basin, bath with shower attachment over as well as an airing cupboard which houses the hot water cylinder. The bathroom is also benefits from space and plumbing for a washing machine.

East Hall is approached by a private road which leads into ample communal grounds, as well as residents parking within a communal car park.

Measurements

Lounge/ Office - 14'9" max x 13'2" plus depth of bay window

Kitchen - 8'6" max x 7'4" max

Bathroom - 11'2" max x 8'6" max

Bedroom - 11'00" x 6'08"

Anti-money laundering (AML) and Identification

We are supervised by HMRC and, as such, have an obligation under anti-money laundering regulations to conduct anti-money laundering checks on all potential buyers and sellers. We have partnered with Coadjute who will securely manage these checks on our behalf.

Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service.

These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Agents Note

This property is Leasehold.

There are 975 years remaining of a 999 year lease which commenced 1st January 2002.

Service Charge: approx £1052.90 per annum (including Buildings Insurance) which is payable to East Hall Management Ltd.

Ground Rent: approx £25 per annum which is payable to East Hall Management Ltd.

Council Tax Band - Kings Lynn And West Norfolk, A.

Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

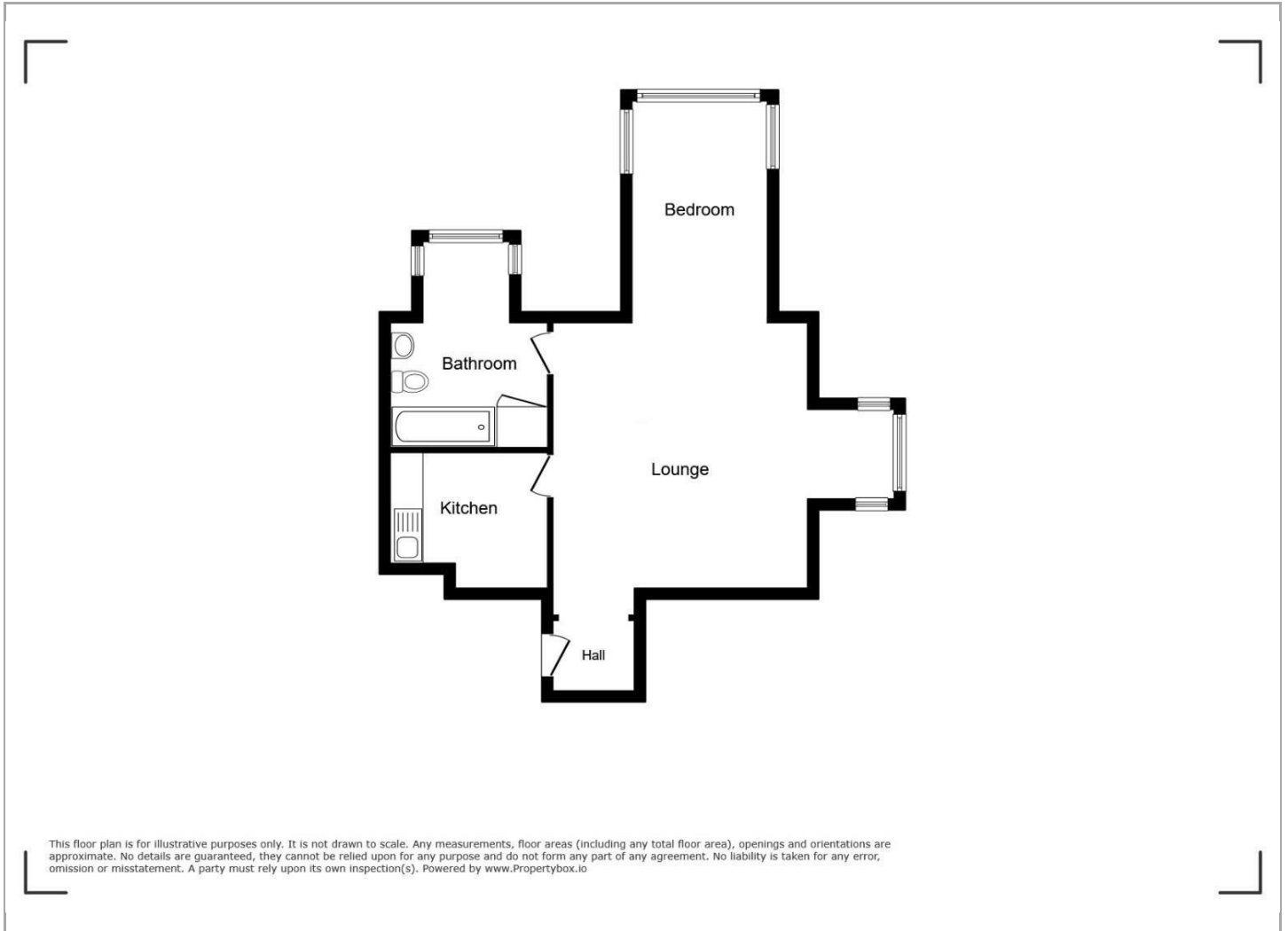
Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

Items shown in photographs are not included unless they are detailed within the sales particulars.

Tel: 01842 818282

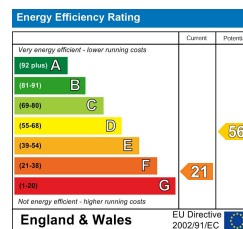
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.





Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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