



Northwell Place, Swaffham, PE37 7HH

Well presented, detached retirement bungalow situated on a development for the over 55`s within easy reach of Swaffham town centre. Situated on a warden assisted development, the property offers modern kitchen and shower room, modern electric heating, communal gardens and residents parking.

Offers in Excess of £130,000 Leasehold





Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- For the Over 55's
- Detached Bungalow
- Two Bedrooms
- Modern Kitchen & Shower Room
- Modern Electric Radiators
- Communal Gardens
- Residents Parking Area
- CHAIN FREE!

Situated on a popular retirement development for the over 55's with warden assisted living, Longsons are delighted to bring to the market this well presented detached two bedroom leasehold bungalow. Located within easy reach of Swaffham town centre, the property offers a modern re-fitted kitchen and shower room, modern electric heating, communal gardens and residents parking.

Offered for sale CHAIN FREE!

Viewing highly recommended.

Briefly, the property offers entrance hall, lounge, kitchen, two bedrooms, shower room, modern electric heating and communal gardens.

SWAFFHAM

Swaffham is a popular Norfolk market town with a good selection of shops, pubs and restaurants. The town is well catered for with a Waitrose and other supermarkets, an excellent Saturday market, three doctors surgeries, free parking throughout the town and also primary, secondary and higher schools

Entrance Hall

Entrance door to front, built in storage cupboard, built in cupboard housing hot water cylinder, loft access.

Lounge

17'9" (5.41m) x 10'5" (3.18m)

UPVC double glazed patio doors opening to rear, modern wall mounted electric radiator.

Kitchen

9'9" (2.97m) x 7'4" (2.24m)

Modern fitted kitchen units to wall and floor, worksurface over, composite sink unit with mixer tap and drainer, integral electric Neff oven, integral Bosch ceramic hob with extractor hood over, space and plumbing for washing machine, space for slimline dishwasher, tiled splashback, UPVC double glazed window to front.

Bedroom 1

14'4" (4.37m) x 8'5" (2.57m)

UPVC double glazed window to rear, modern wall mounted electric radiator.

Bedroom 2

11'0" (3.35m) Max x 6'5" (1.96m) Max

UPVC double glazed window to rear, modern wall mounted electric radiator.

Shower Room

Modern suite comprising walk in double shower, wash basin set within fitted cabinet, WC, towel radiator, tiled splashback, tiles to floor, obscure glass UPVC double glazed window to front, electric under floor heating.

Outside Front

Communal gardens, maintenance included in the annual management fee.

AGENTS NOTE

We understand this property is leasehold with approximately 90 years remaining on the lease. The current owner has advised that the Annual Ground Rent figures for 2021 are £339.46 for the year.

The annual service charge for 2021 was £2,152 for the year.

