



11 Waterfield Meadows

North Walsham, NR28 9LD

- Well Presented End Terrace Bungalow
- Within Retirement Development for Over 60's
- One Double Bedroom (With Built-In Wardrobe)
- Use of Communal Grounds, Laundry & Lounge

£134,950

EPC Rating '52' 'E'





Property Description

DESCRIPTION

A modern end terrace bungalow, pleasantly located within a private retirement development for the over 60's. The accommodation is arranged to provide one double bedroom (with built in wardrobe), a double aspect lounge, re-fitted kitchen, re-fitted bathroom, entrance hall and a conservatory.

Other features include wood grain effect UPVC sealed unit double glazed windows, Electric heating, kitchen appliances and easy access storage cupboards.

Each resident has a personal alarm system and every property is supplied with an electronic alarm and intercom system, which has a 24hr emergency link to a central desk. The residents have the use of the well maintained landscaped gardens, there is a well equipped residents' lounge and laundry facilities are also provided on site.



Viewings

By arrangement with the agents, Acorn Properties

☎ 01692 402019

Services

Mains Electricity, Water & Drainage

Tenure

Leasehold

Possession

Vacant possession on completion

Council Tax Band

Band B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

LOCATION

North Walsham is a thriving North Norfolk market town offering a range of shopping facilities including a large Sainsbury's store, Waitrose, Lidl, all levels of schools including sixth form college, doctors' surgeries, restaurants and leisure facilities including the Victory swimming and fitness centre. The town also has a railway station providing regular services on the Norwich to Sheringham line. The sandy beaches of the North East Norfolk coast are about six miles from the town, the Norfolk Broads are about twelve miles to the south and the city of Norwich is approximately 17 miles distant.

ENTRANCE HALL

With Built-in airing cupboard housing factory lagged hot water tank, electric radiator, hatch to loft space.

LOUNGE

13' 2" x 11' 8" (4.01m x 3.56m) A double aspect room with Upvc double glazed window to side and matching patio doors to the conservatory, wall mounted electric radiator, door to Kitchen.

KITCHEN

7' 1" x 8' 1" (2.16m x 2.46m) Comprehensively fitted with a modern range of shaker style base and wall mounted units comprising cupboards and drawers, roll edge work surface with inset one and a half bowl stainless steel sink and mixer tap. space and point for electric cooker with hood above, further space for upright appliance, Upvc double glazed window to front, tiled splash backs.

CONSERVATORY

8' 9" x 7' 9" (2.67m x 2.36m) Having Upvc double glazed windows on a brick base under a polycarbonate roof with French doors to the garden.

BEDROOM

13' 2" x 8' 3" (4.01m x 2.51m) Built-in double wardrobe cupboard with hanging space and shelving, wall mounted electric radiator, Upvc double glazed window.

BATHROOM

6' 9" x 5' 3" (2.06m x 1.6m) Having tiled walls, fitted with a three piece suite comprising of a seated easy access bath with shower over, vanity unit with inset wash hand basin and cupboard under, low level wc, opaque Upvc double glazed window, light and shaver point, extractor fan, wall mounted 'Dimplex' electric heater, towel radiator.

OUTSIDE

The property has use of the surrounding communal gardens. There is an outside storage cupboard accessed from the storm porch.

AGENTS NOTES

Residents' Lounge:

A spacious lounge is provided for the residents' use as and when they like. The lounge is heated, carpeted and furnished with kitchenette and WC facilities.

Laundry:

The residents' lounge and laundry are accessed via an electronic fob, which is provided to all residents.

Personal Alarm System:

Each resident has a personal alarm system and every property is fitted with an electronic alarm and intercom system, which is linked to a 24hr emergency link to a central desk.

Day to Day Maintenance:

The day to day running of Waterfield Meadows is handled by a managing agent. The Waterfield Meadows residents collectively own the freehold of the site with each property owning a one 35th share of the freehold company, which is known as Nextfan Ltd.

Qualification:

Purchasers at Waterfield Meadows must be of at least 60 years of age. If a couple are buying together, then one must be over 60, and the other over 55. Nextfan reserve the right to interview prospective purchasers.

The Service Charge:

To cover the cost of the management service, residents pay a Service Charge which is assessed annually. This includes:

- Buildings Insurance (but not contents)
- Gardening and Maintenance of Landscaped areas
- Provision for Re-decoration (external and communal areas)
- Window Cleaning
- Service Contracts (maintenance of personal alarms, laundry equipment)
- Sinking Fund for long term repairs and replacements (examples of which include the replacement windows and the recently installed cavity wall insulation)
- Payment of general water rates on the former manager's flat, residents lounge and laundry.

After the end of each accounting year the amount of total expenditure for the last year is certified. In this way residents will know what has been spent and any adjustments are made in the following accounting year.

Each resident contributes a proportion of the Service Charge monthly and we understand the cost for this property is approximately £102.50 per calendar month for the period 01/04/22 to 31/03/23.

LEASEHOLD INFORMATION

Term - 99 years from 1st August 1988

Service Charge - £1,230 pa for the period 01/04/22 - 31/03/23

REFERRALS

Acorn Properties are pleased to recommend a variety of local businesses to our customers.

In most instances, these recommendations are made with no financial benefit to Acorn Properties.

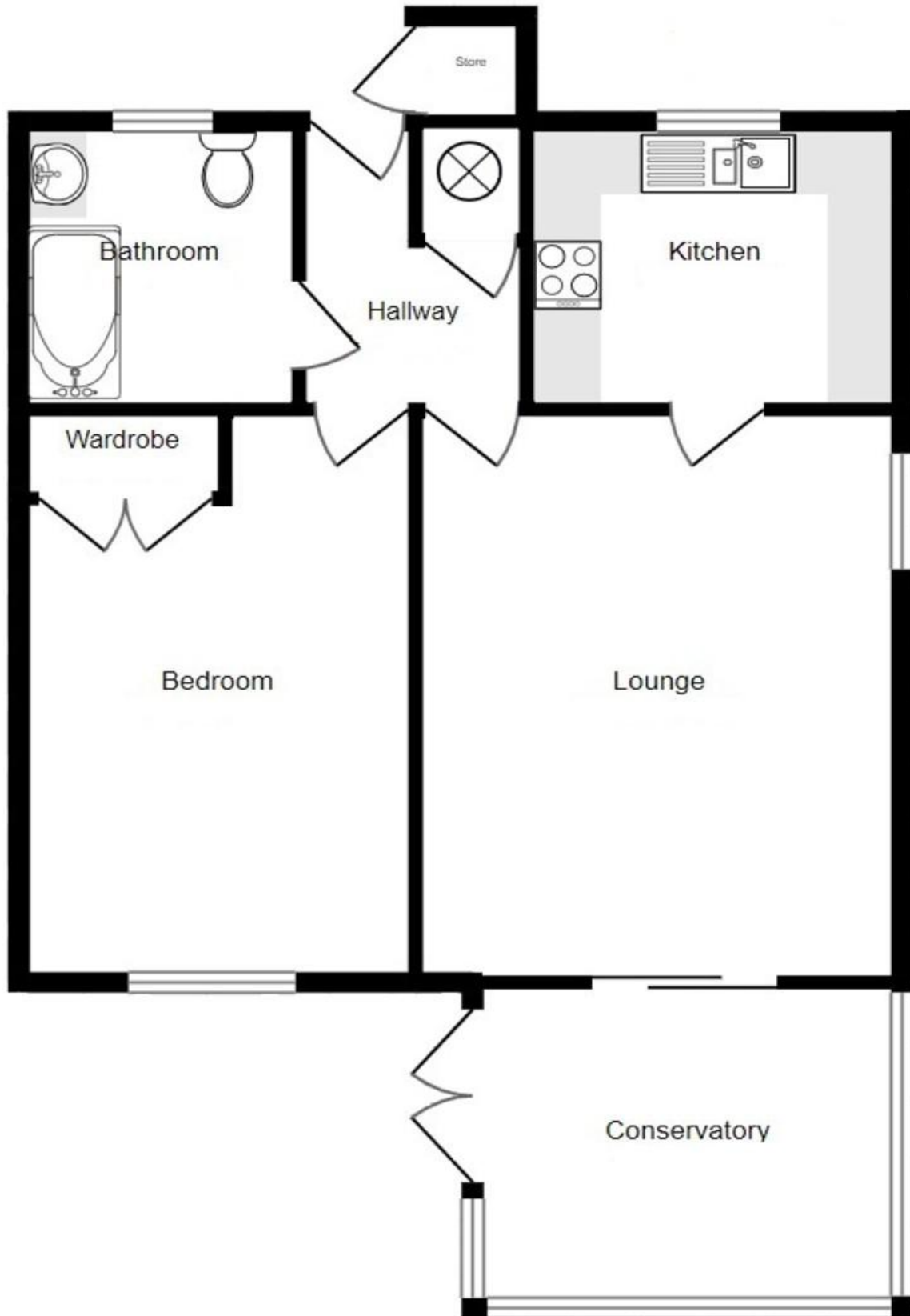
However, if we refer our clients to our trusted local Solicitors, Surveyors or Financial Services, Acorn Properties may receive a 'referral fee' from these local businesses.

If a referral to our trusted local solicitors is successful, Acorn Properties receive a referral fee of £100 - £180 following the successful completion of the relevant sale or purchase. There is no obligation for any of our clients to use our recommended solicitors, but we find the existing relationships we have with these firms can be beneficial to all parties.

For each successful Financial Services referral Acorn Properties will receive an introducer's fee which is between 25 – 30% of the net initial commission/broker fee received by the advisor. There is no obligation for our clients to use our recommended mortgage services.

For each successful Surveyors referral Acorn Properties will receive a fee of between £30 and £100. There is no obligation for our clients to use our recommended Surveyors.

Floor Plan (Not to scale and intended as an approximate guide to room layout only)



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance only. Whilst every care has been taken to ensure their accuracy, they should not be relied upon solely and potential buyers are advised to check specific measurements as necessary.