



27 Waterfield Meadows

North Walsham, NR28 9LD

- Two Bedroom Semi Detached Bungalow
- Popular over 60's development
- On site Parking
- Communal Facilities

£149,950 Leasehold

EPC Rating '62'





Property Description

DESCRIPTION

A modern semi-detached bungalow pleasantly positioned in the centre of a private development for the over 60's. The accommodation is arranged to provide two bedrooms both with storage, a lounge with patio doors onto a patio, kitchen, shower room, entrance hall and porch. There is a small enclosed west facing patio area to the rear of the property. The bungalow enjoys 'wood grain effect' UPVC sealed unit double glazed windows and patio door, electric heating, panel effect interior doors, a fitted kitchen with built in hob and oven, wet room shower. Each resident a personal alarm system, which has a 24hr emergency link to a central desk. The residents have the use of the landscaped gardens and there is also a well equipped residents' lounge and laundry facilities are provided on site.



PORCH

With integral store shed and hardwood front door to:-

HALLWAY

With night storage heater, telephone point, built in airing cupboard with wall mounted Electric water heater, hatch to loft space.

LOUNGE

16' 3" x 11' 3" (4.95m x 3.43m) With Upvc double glazed patio doors to outside, wall mounted night storage heater, telephone point, television point, doorway to kitchen.

KITCHEN

10' 5" x 7' 3" (3.18m x 2.21m) Fitted with a range of base and wall mounted units comprising cupboards and drawers, built in electric oven with four ring electric hob and cooker hood above, roll edge work surface with inset one and a half bowl stainless steel sink, plumbing and space for dishwasher/washing machine, built in storage cupboard with consumer unit, tiled splash backs, UPvc double glazed window.

BEDROOM ONE

13' 3" x 8' 8" (4.04m x 2.64m) With Upvc double glazed window, wall mounted night storage heater, built in double wardrobe cupboard with hanging space and shelving.

BEDROOM TWO

8' 8" x 8' 4" (2.64m x 2.54m) With Upvc double glazed window, built in single wardrobe cupboard with hanging space and shelving, wall mounted electric panel heater.

SHOWER ROOM

7' 2" x 4' 10" (2.18m x 1.47m) With a wet room style shower floor and wall mounted 'Mira' electric shower, wash hand basin with mirror and light with shaver point over, low level wc, extractor fan, electrically heated towel rail, opaque UPvc double glazed window.

Special features of Waterfield Meadows

Residents' Lounge

A spacious lounge is provided for the residents' use as and when they like. It is used as a meeting place function room and games room. The lounge is heated, carpeted and furnished with kitchenette and WC facilities.

Laundry

The residents' lounge and laundry are normally open between 8:00am and 7:00pm and all residents have access via the electrically controlled door.

Personal Alarm System

Each resident a personal alarm system, which is linked to a CareLine 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.

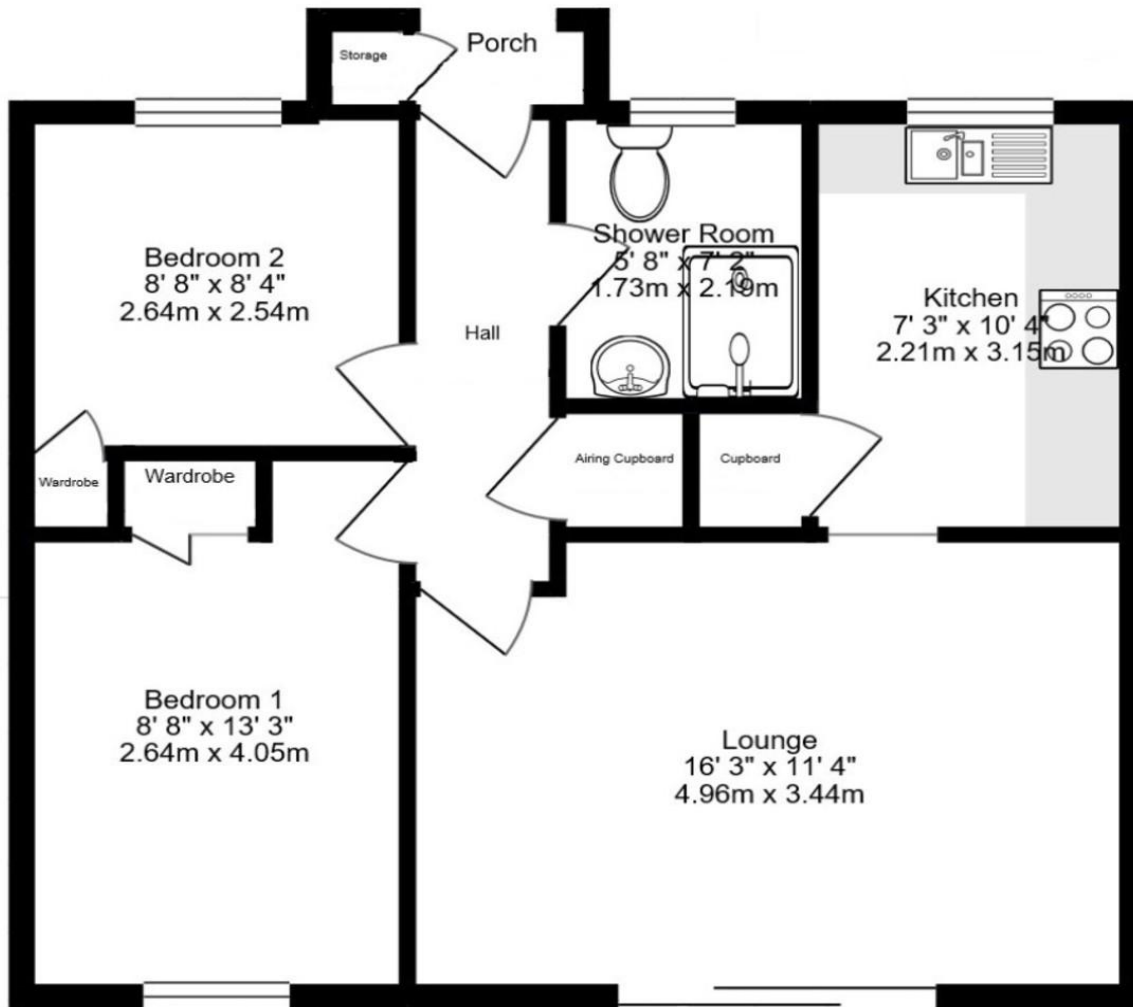
This includes:

- 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.

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



Viewings

By arrangement with the agents, Acorn Properties

01692 402019

Services

Mains electricity, water and drainage

Tenure

Leasehold 99 years from 2017 service charge £1416 for 2022/23

Possession

Vacant possession on completion

Council Tax Band

Band B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

REFERRALS

Acorn Properties are pleased to recommend a variety of local businesses to our customers for their financial benefit to Acorn Properties. However, if we refer our clients to our trusted local Solicitors 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. Acorn Properties may also refer our clients to one of our two local mortgage advisors. For each successful 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. Again there is no obligation for our clients to use our recommended mortgage services.

Please feel free to ask us if you would like any further information regarding our recommended solicitors or mortgage advisors, and the arrangements we have with each. 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.

29-30 Market Place
North Walsham
Norfolk
NR28 9BS

www.acornprop.co.uk
team@acornprop.co.uk
01692 402019

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.