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*Heckingham Park Drive,*  
Hales, Norfolk

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**MUSKER  
McINTYRE**  
ESTATE AGENTS

Offered CHAIN FREE we have for sale this fantastic one bedroom modern first floor apartment with two parking spaces. This spacious apartment is in a small block of four properties on the popular Grade II Listed Heckingham Park development in Hales. The apartment has recently undergone refurbishment to include complete redecoration, Oak floors, fitted wooden Venetian blinds and Wi-Fi controlled German radiators.

**Accommodation comprises briefly:**

- Hallway
- Sitting Room
- Kitchen
- Double Bedroom
- Bathroom
- Two Allocated Parking Spaces
- Communal Gardens
- Use of Tennis Court & Gym



**Property**

A secure door opens into the communal entrance hall, where after a short climb you will find the front door to this property. Stepping inside, a hallway connects each room. At the far end is the generous sitting room, providing ample space for the layout of furniture, two vertical radiators and a storage cupboard, housing the water tank. This room leads to the kitchen area which has a contemporary design and is equipped with wall and floor mounted storage units with under cabinet lighting, plus worktop space and two USB sockets. Integrated within is an electric oven (12 months old) with a separate hob and extractor above. Space is provided for a washing machine under the countertop and a full length fridge/freezer. The bedroom is a double room with a vertical radiator. Completing the accommodation is a newly fitted bathroom, inside you will find a bath with shower over, toilet and wash basin. The property has LED lighting, Oak wooden floors and fitted wooden Venetian blinds throughout.



### **Outside**

The property is approached via a private road entrance. The communal gardens are landscaped using a selection of trees and shrubs and there is two allocated parking spaces for each property. Additional communal facilities include a gymnasium, outside recreational/childrens play area, secure cycle store & tennis court.

### **Location**

Heckingham Park is a recently converted development, with residents of all ages, communal facilities and delightful rural views, just off the A146 roundabout at Hales, situated two miles from Loddon. Loddon is a very popular small town providing schools (including Hobart High and Langley School), nurseries, shops, Post Office, Churches, doctors surgery, dentist, library, cafes, pubs and access to the Broads network. The market towns of Beccles and Bungay are within easy reach and provide further amenities. The Cathedral City of Norwich is about 20 mins drive to the North and has a mainline train link to London Liverpool Street (1hr 51mins). The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are approx. 20 miles away.

## Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

## Services

Electric heating. Mains electric, water and drainage connected.

Energy Rating: D

## Local Authority:

South Norfolk Council

Tax Band: A

Postcode: NR14 6FJ

What3Words: ///vineyard.teardrop.primary

## Tenure

Vacant possession of the leasehold will be given upon completion.

Leasehold: 91 year lease remaining

Ground Rent: £125 p.a

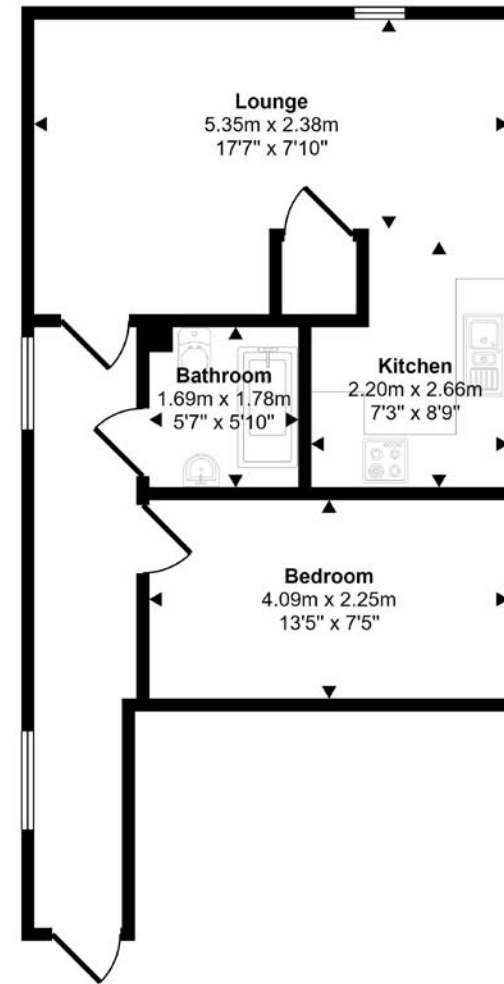
Service Charge: £1655 p.a

## Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

**Offers In Excess Of: £120,000**

Approx Gross Internal Area  
44 sq m / 470 sq ft



To arrange a viewing, please call 01508 521110

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.

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