



Halfpenny Court,
Loddon, Norfolk



Loddon - 0.5

Norwich - 11.7

Beccles – 7.7

We are pleased to offer **CHAIN FREE** a nicely presented one bedroom first floor apartment with off road parking for three cars, found tucked away within the popular village of Loddon. With **FAVOURABLE GROUND RENT & SERVICE CHARGES**, this property is an **IDEAL INVESTMENT/FIRST TIME BUY**.

Viewing advised.

Accommodation comprises briefly:

- Private Entrance
- Entrance Lobby
- Sitting Room
- Kitchen
- Bathroom
- Spacious Master Bedroom
- Communal Gardens
- Own Driveway
- Allocated Off Road Parking for Two Cars



Property

Pushing open the part glazed front door brings one into the entrance lobby which provides ample space for coats and shoes, and leads up to the first floor and into the spacious reception room. The sitting room is flooded with natural light from a uPVC window which enjoys views out to the rear of the property and into the communal gardens. The modern kitchen (fitted 2021) is fully fitted with base and wall units, a stainless steel sink, laminate work tops, electric oven with halogen hob and extractor over, space for a washing machine, a small fridge/freezer will be included, and a window provides views to the communal garden area. The modern bathroom is fully tiled and fitted with a three piece suite comprising of bath with shower over, WC and pedestal wash basin. Next to the bathroom is a generous cupboard which currently houses the new combi-boiler as well as providing ample storage. The master bedroom is a nice sized double room with views into the quiet cul-de-sac, and has fitted wardrobes with an additional built-in storage cupboard. This property is in excellent condition throughout, with uPVC double glazing and carpets throughout, it would make an ideal investment or first time buy. An opportunity not to be missed.



Outside

The property offers off-road parking for three cars, your own private driveway and two allocated spaces, generous and private communal gardens, and an outside attached brick store providing useful storage.

Location

The property is quietly situated close to all of the excellent amenities that Loddon has to offer; schools, nurseries, shops, Post Office, Churches, doctors surgery, dentist, library, 3 pubs, cafés and take away options. There is access to the Broads Network via Loddon Staithe and the River Chet, along which there are some lovely walks. It is also within easy reach of the market towns of Beccles and Bungay which provide a fuller range of 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

Gas fired central heating. Mains electric, water and drainage.

Energy Rating: D

Local Authority:

South Norfolk Council
Tax Band: A
Postcode: NR14 6DN
What3Words:

Tenure

Vacant possession of the freehold will be given upon completion.

Leasehold: 79 years remaining

Ground Rent: £72pa (£36 every 6 months)

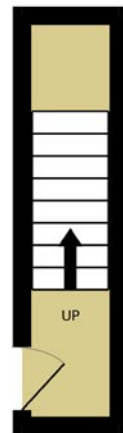
Service Charge: Approx. £250-£300pa

Agents' Note

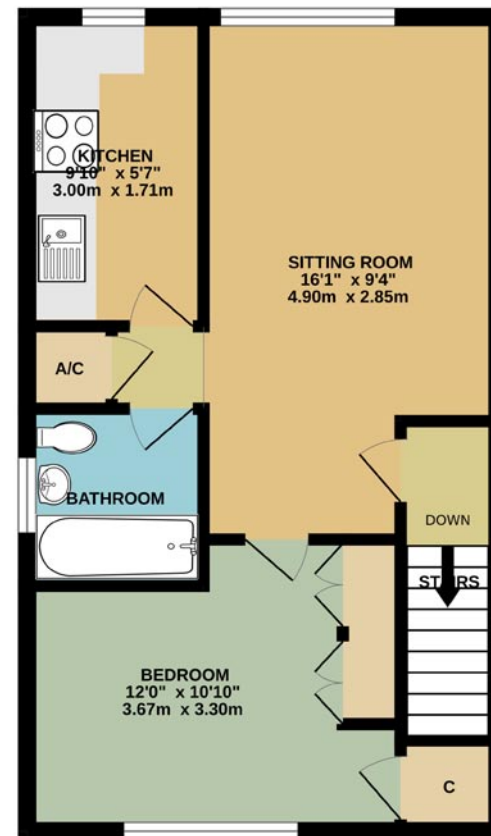
The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Guide Price: £120,000

ENTRANCE FLOOR
40 sq ft. (3.7 sq m.) approx.



1ST FLOOR
388 sq ft. (36.0 sq m.) approx.



TOTAL FLOOR AREA: 428 sq ft. (39.8 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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