



Swallowtail Place Bridewell Lane, Acle - NR13 3FU





## Swallowtail Place

Bridewell Lane, Norwich

NO CHAIN. This is a RARE OPPORTUNITY to purchase a 50% SHARED OWNERSHIP INDEPENDENT LIVING first floor apartment in this SOUGHT AFTER OVER 55's DEVELOPMENT. Designed with EASY LIVING in mind, there are options to staircase to 75% ownership, reducing the rent to zero - making this a COST EFFECTIVE property. A range of CARE FACILITIES are available, with a PEACE of MIND package for all - ensuring there are support staff on site 24/7. The property itself offers a hall entrance with STORAGE, open plan SITTING/DINING and KITCHEN, one double bedroom and walk-in WET ROOM. The PRIVATE BALCONY enjoys far reaching views over green space and the bowling green. Within SWALLOWTAIL PLACE, various communal facilities include a restaurant, lounge and bar area, hair salon and a flexible space for cinema, hobbies or special events.

Council Tax band: TBD

Tenure: Leasehold

EPC Energy Efficiency Rating: B

- Over 55's Retirement Apartment
- Balcony with Views over Green Space
- Range of Communal Facilities
- Open Plan Living
- Fitted Kitchen
- Spacious Wet Room
- One Double Bedroom
- Residents Parking





This sought after location in the village of Acle, with an abundance of amenities and amazing transport links. With regular buses to Norwich and Great Yarmouth, the A47 only a short drive, and the benefit of the train station within a short walk. Local amenities include shops, eateries, and schools up to Secondary level.

#### SETTING THE SCENE

Swallowtail Place is a fantastic over 55's development with a range of facilities open to the general public including the restaurant, along with residents only activities. The main entrance hall is an ideal meet and greet space, with both stairs and a lift leading to the first floor.

#### THE GRAND TOUR

Stepping inside the hall entrance, wood effect flooring can be found under foot for ease of maintenance with under floor heating provided via the building. A built in double cupboard offers useful storage, with space for a washing machine along with the wall mounted central heating system and electric fuse box. The main living space is open plan with fitted carpet and under floor heating underfoot in the sitting/dining area and wood effect flooring in the kitchen space. Full height windows and French doors lead out onto the walkout balcony, with a further zoned heating control in the sitting area and spotlighting above. The kitchen itself offers a range of wall and base level units, with tiled splash backs and integrated cooking appliances including an inset electric ceramic hob and eye level electric oven. Space is provided for a fridge freezer. The main double bedroom is finished with fitted carpet and under floor heating and a window to rear along with contemporary wall lighting mentioned underfloor heating.





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Completing the property is the spacious shower room with a white three piece suite including non-slip vinyl flooring underfoot, tile splash backs and a thermostatically controlled twin head rainfall shower.

### FIND US

Postcode : NR13 3FU

What3Words : ///tilting.comic.irony

### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

### AGENTS NOTES

The property is offered on a 50% shared ownership basis, on an original 999 year lease starting in 2023. A monthly rent for the remaining 50% is charged in the region of £217.71 PCM. Options exist to staircase to 75% ownership, where there is then no rent to pay. A monthly service charge in the region of £268.15 is charged for the management of communal space, whilst a fee in the region of £155 is charged for peace of mind care, with furthermore comprehensive care packages available. Safford Housing Trust will complete an application process for any potential purchasers.

**STARKINGS  
&  
WATSON**

HYBRID ESTATE AGENTS



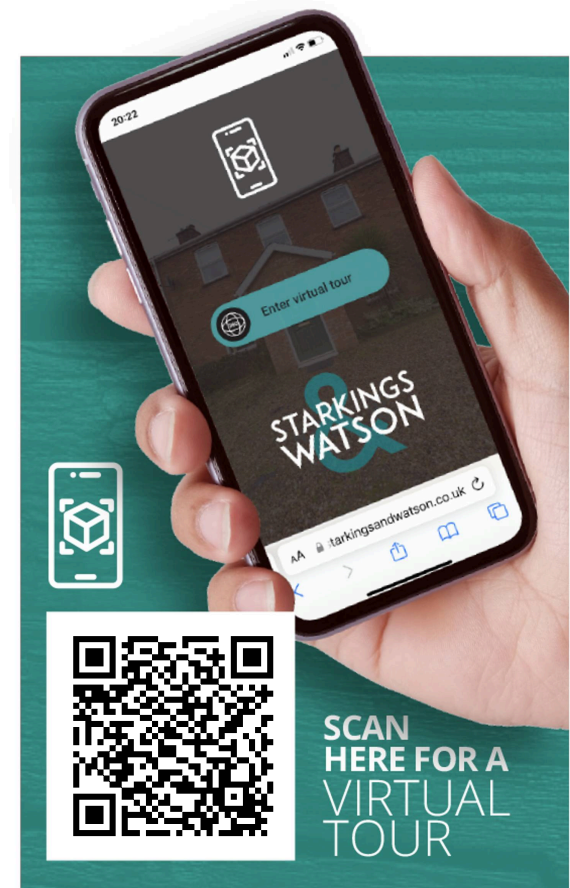
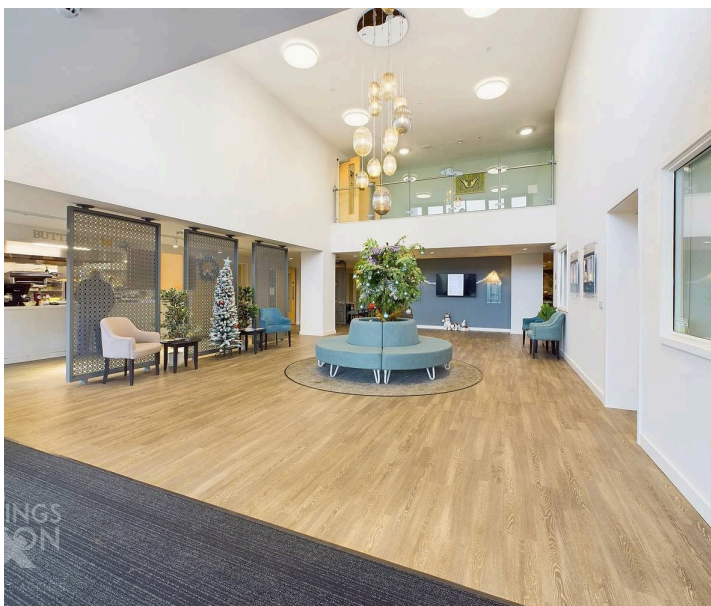




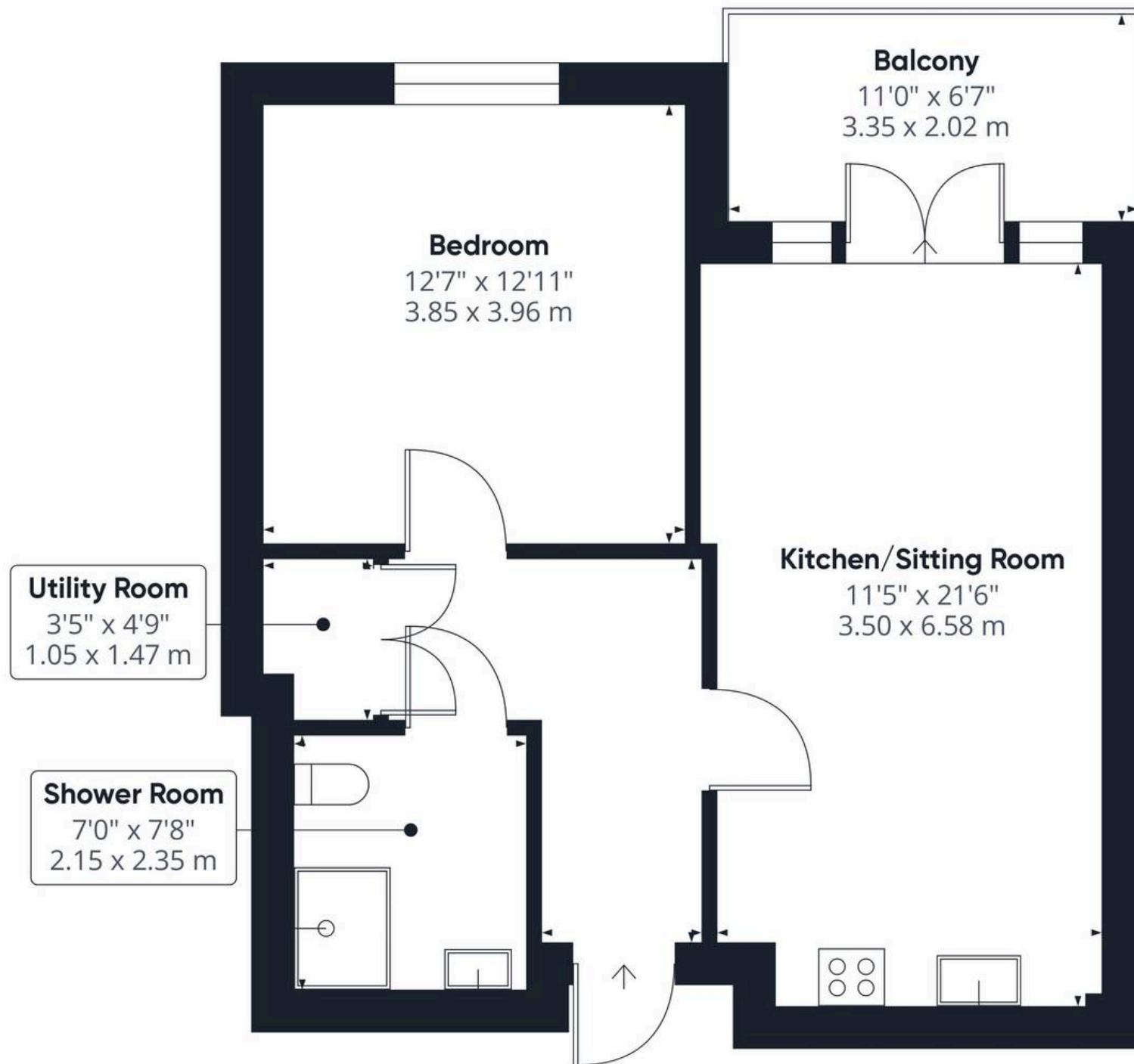


## THE GREAT OUTDOORS

A range of communal and managed gardens can be found throughout the development, with seating installed for residents to use.







**Approximate total area<sup>(1)</sup>**

560.04 ft<sup>2</sup>

52.03 m<sup>2</sup>

**Balconies and terraces**

72.12 ft<sup>2</sup>

6.7 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE 360**





## Starkings & Watson Hybrid Estate Agents

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