

MM



*Heckingham Park Drive,  
Hales, Norfolk*

MM

**MUSKER  
MCINTYRE**  
ESTATE AGENTS

Norwich - 12.1 miles

Beccles - 6.2 miles

Loddon - 1.5 miles

We are pleased to offer this Grade II listed, first-floor apartment, which was converted in 2016 and is part of the popular Heckingham Park Drive development. The property offers a generous sitting room with a study area, a kitchen, a double bedroom, and a bathroom. Additional benefits include allocated parking and access to communal gardens, a gym and tennis courts.

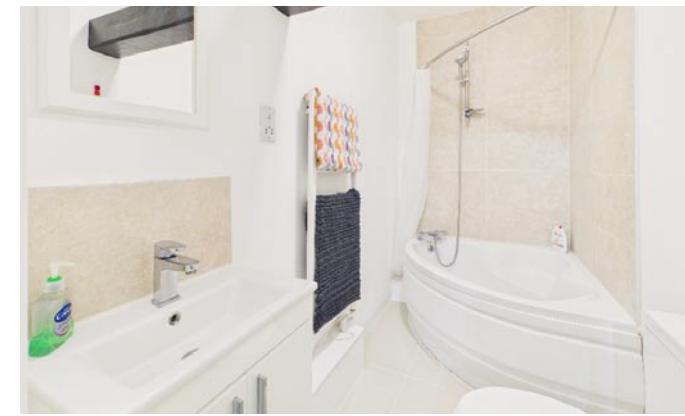
#### Accommodation comprises briefly:

- Hallway
- Sitting Room with Study Area
- Kitchen
- Double Bedroom
- Bathroom
- Intercom System
- Allocated Parking
- Communal Gardens
- Use of Tennis Court & Gym



#### Property

A secure door opens into the communal entrance hall, where a short climb leads to the front door of the property. Inside, a central hallway connects each room. To the left is the generous sitting room, which provides ample space for furniture and includes an alcove ideal for a desk or study area. The kitchen is centrally located and equipped with a good range of wall and floor-mounted storage units and workspace. It features an integrated electric oven with a separate hob and extractor, as well as under-counter space for a washing machine and fridge. A large storage cupboard is situated in one corner. The bedroom is a spacious double room with plenty of room for additional furniture. Completing the accommodation is the bathroom, which includes a corner bath with a shower over, a toilet, a wash basin, and a heated towel rail.



## Outside

The property is approached via a private road entrance and includes an allocated parking space adjacent to the entrance, along with visitor parking in the communal car park. A secure entry system provides access through a communal door to the internal front door. Residents of this development also benefit from access to an on-site gym, a tennis court, and a bike store.

## Location

Heckingham Park Drive is situated in the village of Hales, an ideal location for outdoor enthusiasts with numerous nearby walks. It is close to the popular town of Loddon, which provides an extensive range of amenities including schools, nurseries, shops, Post Office, Churches, doctors surgery, dentist, library, veterinary practice, pharmacy, local gym, hairdressers, beauty salon, 3 pubs, a café, butchers and take-out options. There is easy access to the Broads Network via Loddon Staithe and the River Chet. The area is well-served by reputable schools, including Hobart High and Langley School. The market towns of Beccles and Bungay are within easy reach and for a wider range of amenities and for commuters, the Cathedral City of Norwich is approximately a 20-minute drive north, offering a mainline rail link to London Liverpool Street in under two hours.

## 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: C

## Local Authority:

South Norfolk District Council

Tax Band: A

Postcode: NR14 6FJ

What3Words: ///litigate.forget.screen

## Tenure

Vacant possession of the leasehold will be given upon completion.

Leasehold: 88 years remaining

Ground Rent: £250pa

Service Charge: £1728.86pa (approx.)

## 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: £135,000

To arrange a viewing, please call 01986 888160

Offices throughout Norfolk & Suffolk:

Loddon 01508 521110

Halesworth 01986 888205

Harleston 01379 882535

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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