

Heckingham Park Drive,  
*Hales, Norfolk*



M  
M

M  
M

MUSKER  
M<sup>C</sup>INTYRE  
ESTATE AGENTS

Norwich - 12.1 miles  
Beccles - 6.2 miles  
Loddon - 1.5 miles

A spacious 'GRADE II' listed ground floor apartment on the recently redeveloped 18th century workhouse at Heckingham Park Drive in Hales near Loddon. Architect designed and finished to an extremely high standard with communal facilities including gymnasium, outside recreational area, tennis court & allocated parking.

**Accommodation comprises briefly:**

- Sitting room
- Kitchen
- Double bedroom
- Shower room
- Storage cupboard
- 2 allocated parking spaces
- Communal gym & tennis court
- Communal grounds
- Countryside views
- Refurbished historic property
- Secure intercom door entry system



**The Property**

An exciting opportunity to purchase an architect designed one bedroom apartment. One enters the property via a communal door with secure intercom entry system or via a key code. The entrance into the communal hallway leads to the main front door to the apartment.; There is an open plan sitting room leading to the kitchen area with windows overlooking the Heckingham Park gardens. The sitting room is spacious with the kitchen having a contemporary design and fitted with a range of base and wall units incorporating an electric oven, washer/dryer and under counter fridge/freezer. The tiled shower room is fitted with a shower cubicle, WC and a hand wash basin with heated towel rail. The double bedroom is light and airy with ample space for a wardrobe and two windows overlooking the Heckingham Park gardens. The apartment is finished to an extremely high standard incorporating double glazed timber framed windows, tiled floors in the kitchen area & bathroom.

**Outside**

The property is approached via a private road entrance. And has an allocated parking space adjacent to the property and another in the communal car park. A communal door with security entry system leads to the internal front door and to a communal storage area located off the shared hallway entrance area. Additional communal facilities include a gymnasium, outside recreational/children's play area & tennis court.





## Location

The development is in Hales and near to Loddon which is a very popular village providing all schools (including Hobart High and Langley School), nurseries, shops, Post Office, Churches, doctors surgery, dentist, bank, library, pubs and access to the Broads network. The planned development site is close to many beautiful walks around Heckingham. 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 40mins). The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are approx. 20 miles away.

### Fixtures and Fittings

All fixtures and fittings are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

### Services

Electric digital heaters. Mains electric, water and drainage.

**Energy Performance Rating:** Not required Grade II Listed

### Local Authority:

South Norfolk District Council

**Tax Band:** A

**Postcode:** NR14 6FJ

### Agents Note

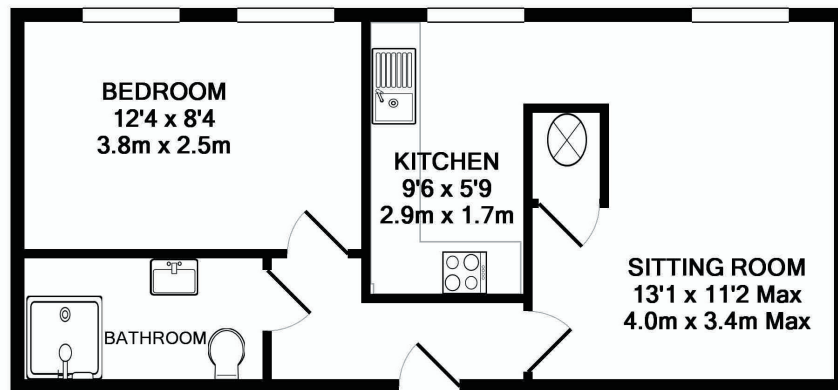
It is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

### Tenure

Leasehold: 97 year lease remaining.

Ground Rent: Approx. £125 p.a

Service Charge: Approx. £794.52 p.a



TOTAL APPROX. FLOOR AREA 379 SQ.FT. (35.2 SQ.M.)

Measurements are approximate. Not to scale. Illustrative purposes only

Made with Metropix ©2017

**O.I.E.O: £100,000**

To arrange a viewing please call us on 01508 521110

OFFICES THROUGHOUT NORFOLK AND SUFFOLK

[www.muskermcintyre.co.uk](http://www.muskermcintyre.co.uk)

A member of  **OnTheMarket**.com

### Other Offices:

Norwich City Centre 01603 859343  
Diss 01379 644822  
Bungay 01986 888160  
Beccles 01502 510180  
Halesworth 01986 888205  
Harleston 01379 882535

### Loddon Residential Sales

22 High Street  
Loddon, Norfolk  
NR14 6AH

**Tel: 01508 521110**

[info@muskermcintyre.co.uk](mailto:info@muskermcintyre.co.uk)

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.