



8 Norfolk House, County Court Road, King's Lynn
Guide Price £107,500

BELTON DUFFEY



8 NORFOLK HOUSE, COUNTY COURT ROAD, KING'S LYNN, NORFOLK, PE30 5RP

A one bedroom, ground floor flat for the over 55's, occupying a pleasant location close to the Town Centre with wonderful views over 'The Walks' park.

DESCRIPTION

8 Norfolk House comprises a 1 bedroom, ground floor flat occupying a pleasant location close to the Town Centre having wonderful views over 'The Walks' park. The age qualification to purchase one of the flats is 55 and the properties are designed for the active and independent elderly. The property is installed with Economy 7 heating and UPVC windows and benefits from a newly fitted kitchen and shower room. The accommodation comprises communal entrance hall with lift or stairs to the first floor, entrance door to the entrance hall, sitting/dining room, brand new fitted kitchen, bedroom and newly fitted shower room.

The residents are entitled to use the residents' lounge with kitchen attached and also the laundry room with washer dryer. A twin bedded guest room with en-suite shower is available by advanced booking.

Outside, the property has south facing communal gardens and visitors' parking.

SITUATION

Norfolk House is situated in 'The Walks' area of King's Lynn, being close to the Town Centre, railway station, local shops, etc. The flat has wonderful views of 'The Walks' park.

COMMUNAL ENTRANCE HALL

Accessed via an electric key fob leading into the communal entrance hall

ENTRANCE HALL

2.84m x 1.03m (9' 4" x 3' 5") Door to communal landing, electric trip switches, intercom phone, electric heater, airing cupboard with hot water cylinder with immersion and shelved storage cupboard.

SITTING ROOM/DINING ROOM

5.20m into window recess x 3.19m (17' 1" into window recess x 10' 6") UPVC double glazed window with superb views over The Walks park to the rear, night storage heater and opening into the newly fitted kitchen.

NEWLY FITTED KITCHEN

2.42m x 1.76m (7' 11" x 5' 9") Fitted worktops with stainless steel sink unit and mixer tap, cupboards under, space for appliance, tiled wall areas, matching wall units, extractor, tiled floor and opening into the sitting/dining room.

BEDROOM 1

4.77m x 2.92m (15' 8" x 9' 7") UPVC double glazed window overlooking 'The Walks' park to the rear and electric wall heater.

NEWLY FITTED SHOWER ROOM

2.00m x 2.00m into recess (6' 7" x 6' 7" into recess) Shower cubicle with Mira electric shower, low level WC, wash hand basin unit with cupboard under, heated chrome towel rail/radiator, part tiled walls, extractor and tiled floor.



LEASEHOLD DETAILS

Leasehold with a 99 year lease from 25th December 1983, (57 years remaining).

ANNUAL GROUND RENT: There is a peppercorn amount.

SERVICE CHARGE: £302.70 per calendar month. This includes:

- (a) An apportioned water charge
- (b) Heating and lighting of common parts
- (c) Cleaning and maintenance of the building, i.e. externally and common parts
- (d) Landscaping and gardening
- (e) External window cleaning
- (f) Apportioned Buildings Insurance
- (g) Maintenance and replacement of fittings in common parts
- (h) Warden's salary

The age qualification to purchase one of these flats is 55. Before any sale can proceed the purchaser must have a brief informal interview with the Resident Manager to ensure they are suitable for the scheme. Home Group Ltd is the managing agent and the freeholder of the scheme. Under the terms of the lease, the Group must give its formal consent before any sale can proceed. As part of the consent procedure and in addition to the interview, the purchaser must complete a confidential application form which can be obtained from the Resident Manager.

DIRECTIONS

From the Agent's offices, on foot, turn right out of the office down Blackfriars Street and at the crossroads pedestrian crossing proceed straight over (Railway Road) through the green gate and on to The Walks. Continue along and Norfolk House will be seen in front of you.

OTHER INFORMATION

Borough Council King's Lynn & West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX.

Council Tax Band A.

Electric heating.

EPC - D.

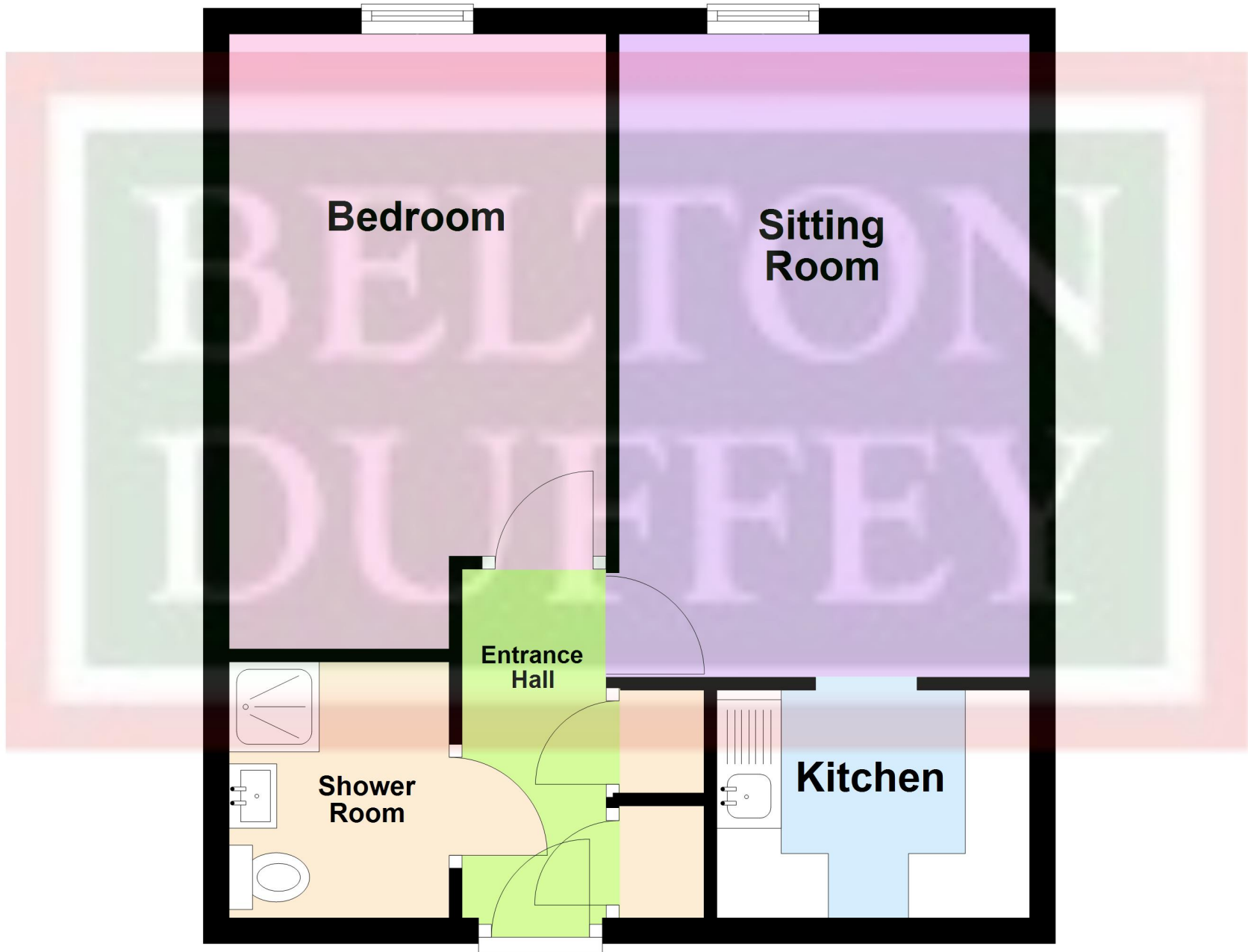
TENURE

This property is for sale Leasehold (to be confirmed).

VIEWING

Strictly by appointment with the agent.

Norfolk House







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