



**23 Meadow Walk Trinity Road, Fakenham**  
**Guide Price £180,000**

**BELTON DUFFEY**





A 2 bedroom shared ownership apartment situated in an extra care facility providing independent living for the over 65's (over 55's if there is a care need). No Chain.

## **DESCRIPTION**

Meadow Walk is an extra care facility of 66 apartments situated on the edge of the market town of Fakenham within easy reach of the town's amenities. Number 22 is a first floor apartment with wheelchair accessible living accommodation comprising an entrance hall with a large storage cupboard, an open plan sitting/dining room with a Juliet balcony overlooking the entrance to Meadow Walk with a kitchen off. There is also a double and single bedroom with a wet room style shower room.

Meadow Walk provides a range of communal facilities including a cafe/bistro, hair salon, a residents' lounge, lifts, buggy store and delightful communal gardens. The development is designed to offer independent living to the over 65's (and over 55's if there is a care need) with 24 hour on site care staff and full time Housing Manager Service Monday to Friday.

The apartment is being offered for sale leasehold on a 999 year lease from 2021. A monthly service and support charge is payable of £334.93 (or £251.60 if sinking fund is deferred) plus a core support charge of £42.08 per week. Other resale administration fees also apply - please ask Belton Duffey for more information.

The sale is based on a 75% shared ownership with only a peppercorn ground rent payable.

## **SITUATION**

North Norfolk's largest town, Fakenham is a bustling and lively community ideally located for access to the coast and also for Norwich and King's Lynn. A weekly market transforms the town, bringing in visitors across the region to enjoy a huge array of food, plants, clothing and local produce stalls set around the central market place.

Fakenham offers a diverse range of amenities including bars, restaurants, coffee shops, cinema, bowling alley, supermarkets, furniture and DIY stores plus clothing retailers and a garden centre. There are infant, junior and secondary schools (including 6th form) as well as banks and a large medical centre. Situated on the River Wensum, a wide choice of picturesque walks are available with access to the National Cycle Network. Sports facilities include a fitness centre, golf, squash, tennis, indoor bowls and, not forgetting, Fakenham Racecourse.

## **COMMUNAL ENTRANCE LOBBY**

A communal entrance lobby has a lift to the first floor.

## **FIRST FLOOR LANDING**

Leading to the apartment's own entrance door.







## **ENTRANCE HALL**

Large shelved storage cupboard with coat hooks and space for shoe storage etc, radiator, doors to the bedrooms and shower room and an opening leading to:

## **OPEN PLAN SITTING/DINING ROOM**

4.72m x 3.52m (15' 6" x 11' 7")

A large sitting/dining room with glazed UPVC double doors opening onto a Juliet balcony overlooking the entrance to Meadow Walk. Radiator and a wide opening to:

## **KITCHEN**

3.52m x 2.28m (11' 7" x 7' 6")

A range of gloss white base and wall units with contrasting grey laminate worktops and upstands incorporating a one and a half bowl stainless steel sink unit. Integrated oven and ceramic hob with a stainless steel extractor hood and splashback over, space and plumbing for a freestanding washing machine and fridge freezer. Recessed ceiling lights, vinyl flooring.

## **BEDROOM 1**

4.65m x 3.57m (15' 3" x 11' 9")

Radiator, window and a door to the shower room.

## **BEDROOM 2**

3.35m x 2.35m (11' 0" x 7' 9")

Radiator and window.

## **SHOWER ROOM**

2.42m x 2.42m (7' 11" x 7' 11")

A suite comprising a wet room style shower cubicle, wall mounted wash basin and a concealed cistern WC. Chrome towel radiator, vinyl flooring, partly tiled walls, mirror and shaver point, recessed ceiling lights and extractor fan.

## **OUTSIDE**

The Meadow Walk development has communal parking and delightful communal gardens and grounds with an extensive paved terrace, shaped lawns and well stocked plant and shrub beds.

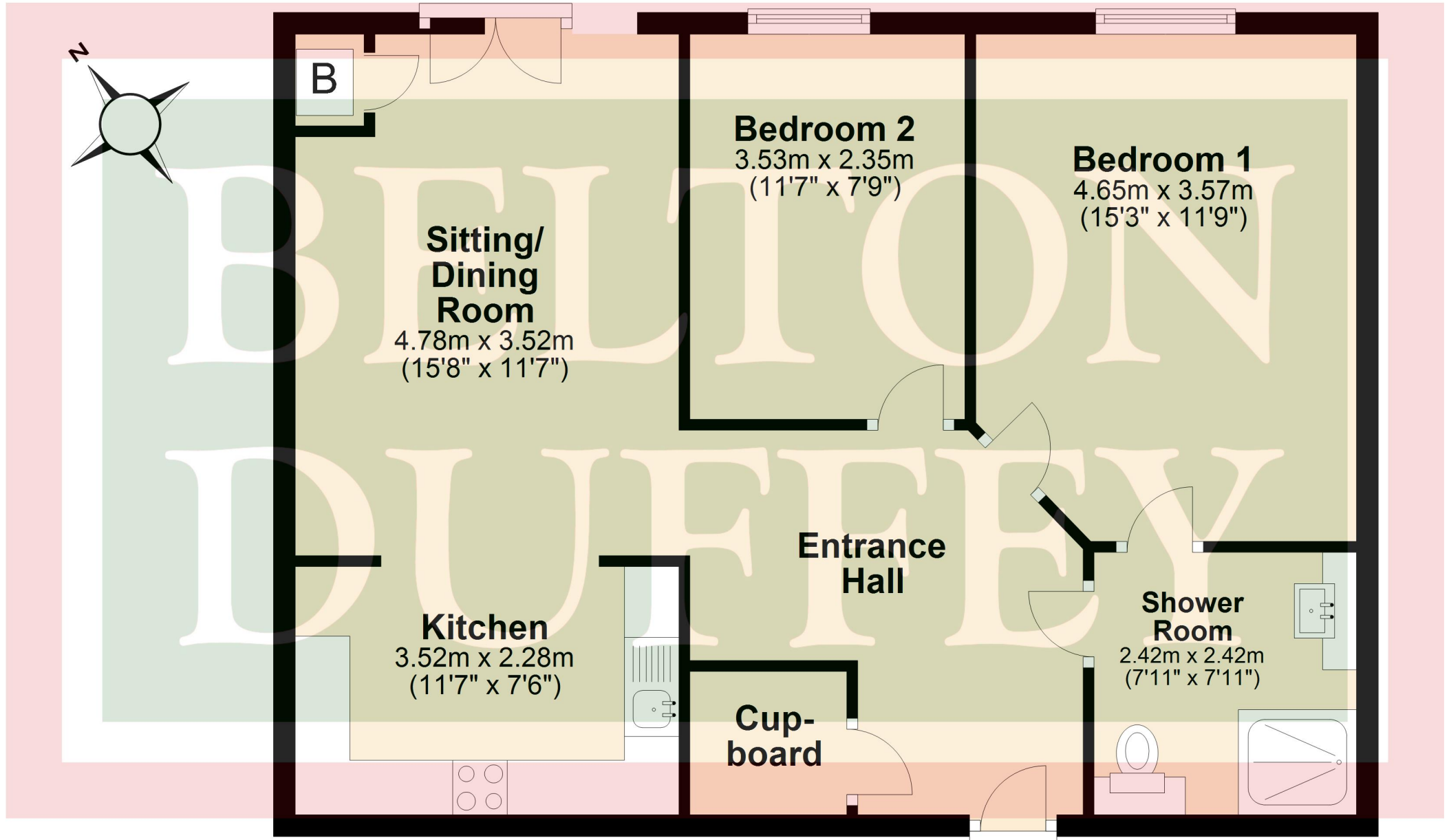
## **DIRECTIONS**

Proceed out of Fakenham town centre on the Holt Road heading east for approximately one and a half miles, passing B & Q and turn left at roundabout and left again at the next roundabout. Pass the petrol station on the right and go straight over the next roundabout. Pass the medical practice on the left and you will see the Meadow Walk development in front of you.



## Second Floor

Approx. 69.1 sq. metres (743.7 sq. feet)



Total area: approx. 69.1 sq. metres (743.7 sq. feet)



## OTHER INFORMATION

Mains water, mains drainage and mains electricity. Gas-fired central heating to radiators. EPC Rating Band B.

North Norfolk District Council, Council Offices, Holt Road, Cromer, Norfolk, NR27 9EN. Council Tax Band A.

## TENURE

This property is for sale Leasehold.

## VIEWING

Strictly by appointment with the agent.





information given.

**IMPORTANT NOTICES:** 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any

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