

33 Meadow Court

Links Road, Gorleston-on-Sea, Norfolk, NR31 6LB



PRICE: £100,000

Lease: 99 years from 1985

Property Description:

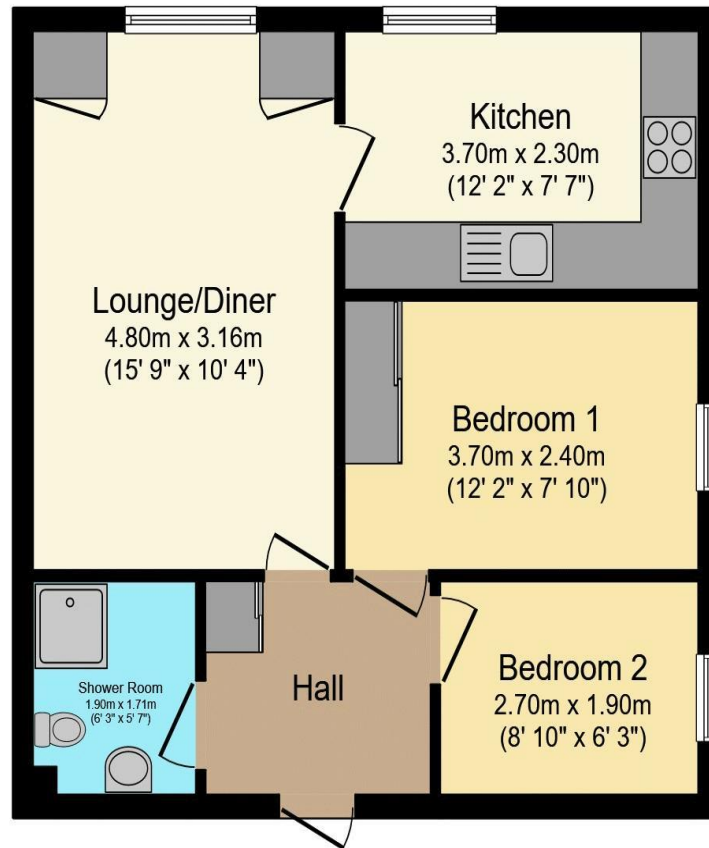
A TWO BEDROOM RETIREMENT APARTMENT SITUATED ON THE FIRST FLOOR

Meadow Court is a development with a two storey block of thirty one apartments. The Visiting Development Manager can be contacted from various points within each apartment in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency call system within the apartment block. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

- Residents' lounge
- Visiting Development Manager
- 24 hour emergency call system
- Minimum Age 60
- Communal Laundry facilities
- Guest Suite
- Stairlift
- Price to include carpets and light fittings
- Lease: 99 years from 1985



**For more details or to make an appointment to view, please contact
Mandy Abbott**



Total floor area 47.3 sq.m. (509 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	73	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For Financial Year Ending:

31/12/24

Annual Ground Rent:

£145.27

Ground Rent Period Review:

Next uplift 2025

Annual Service Charge:

£3703.74

Council Tax Band:

A

Event Fees:

1% Transfer

Nil Contingency

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.