

29 Northwell Place

Northwell Pool Road, Swaffham, Norfolk, PE37 7HH



PRICE: £109,500

Lease: 99 years from 1986

Property Description:

A ONE BEDROOM RETIREMENT BUNGALOW Northwell Place was constructed by Retirement Appreciation Ltd and comprises 40 bungalows designed for the retired. Situated in a quiet location but within close proximity to the Town with all local amenities including main supermarkets, Doctors surgeries, Library, Chemists and some one off shops. Bus Stop in the town to Kings Lynn (Train Station) Peterborough, Dereham, Norwich. Coast Hopper from Kings Lynn to the Coast. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. 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 55 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

Residents' lounge

24 hour emergency Appello call system

Minimum Age 55

Development Manager

Guest Suite

Price to include carpets

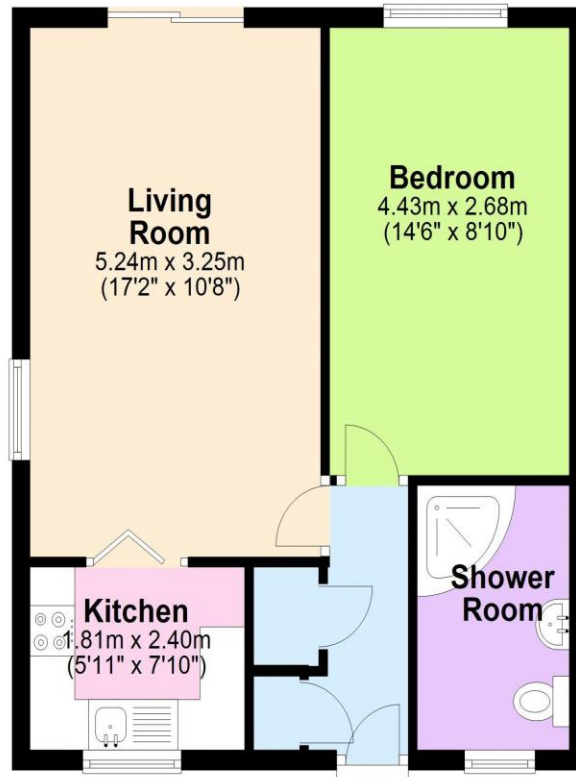
Lease: 99 years from 1986



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

Flat

Approx. 42.3 sq. metres (455.0 sq. feet)



Total area: approx. 42.3 sq. metres (455.0 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Total square area includes the entirety of the property and any outbuildings/garages. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from Evolve Partnership Limited. All rights reserved.

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		90
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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For Financial Year Ending:

31/12/24

Annual Ground Rent:

£339.47

Ground Rent Period Review:

Next Uplift 2028

Annual Service Charge:

£2759.05

Council Tax Band:

A

Event Fees:

Nil 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.