



Fairland Court Fairland Street, Wymondham NR18 0JS

welcome to

Fairland Court Fairland Street, Wymondham

Beautifully presented two-bedroom ground floor apartment within a highly regarded over-55s development. Featuring spacious living, well-proportioned rooms and private terrace. With communal facilities, on-site Manager and 24-hour Careline. Ideally located in the heart of the popular market town.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Communal facilities, including a residents' lounge, conservatory and library for all to enjoy

Lounge

24' 3" x 11' 2" (7.39m x 3.40m)

Large carpeted room with space for dining, access to the private terrace via french doors and large serving hatch to kitchen.

Kitchen

10' x 6' 3" (3.05m x 1.91m)

Generous space with fitted wall and base units, space for white goods and vinyl flooring.

Bedroom One

14' x 10' 11" (4.27m x 3.33m)

Double bedroom with carpeted flooring and french doors leading to private terrace

Bedroom Two

14' x 8' 8" (4.27m x 2.64m)

Double bedroom with carpeted floors and rear aspect window

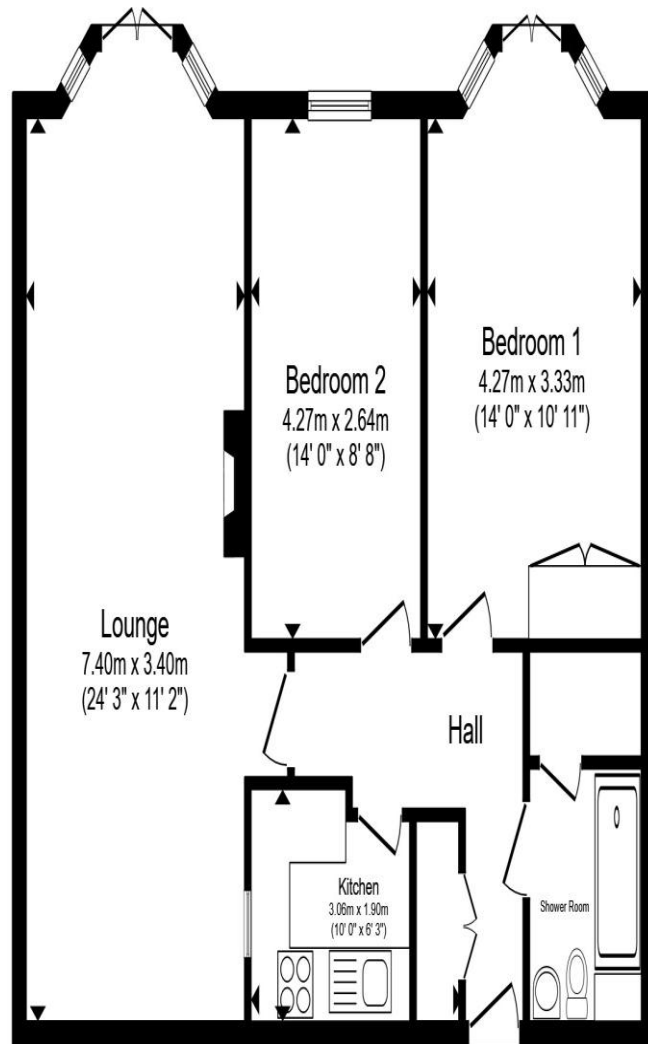
Bathroom

Three piece suite with large walk in shower, toilet and basin with fitted cabinet below. Access to utility cupboard

Outside

A private terrace accessible from the lounge and bedroom providing a peaceful outdoor space

Communal Areas



Total floor area 72.7 m² (783 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). Powered by www.propertybox.io



welcome to

**Fairland Court Fairland Street,
Wymondham**

- No onward chain
- Two Bedroom groundfloor apartment
- Well-proportioned bedrooms
- Prive terrace area
- Ideally positioned in the heart of Wymondham town

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 5382.60

Ground Rent: 410.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 13 Oct 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£230,000



view this property online williamhbrown.co.uk/Property/WYM109232



Property Ref:
WYM109232 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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