



11 St. Georges, Wicklewood, NR18 9PD
Offers in Excess of £485,000 Freehold



- * Stunning refurbished penthouse apartment located in a Grade II listed conversion
- * Approximately five acres of well maintained communal grounds
- * Three fabulous bedrooms, the principal bedroom having acoustic wall panels & lighting
 - * Luxurious kitchen, bathroom & shower rooms
- * Viewing is essential to appreciate the finest attention to detail in every part of this home

The Property....

A truly stunning penthouse apartment located in a grade II listed conversion. The building dates back to 1776, formerly a workhouse, hospital, school and now a luxury housing development. Situated in a popular village location, surrounded by some of Norfolk's finest countryside with approximately five acres of well-maintained communal grounds with a tennis court and indoor heated swimming pool.

The property itself has undergone a truly remarkable refurbishment, with absolutely the finest attention to detail in every part of the home. The living accommodation is on the second floor having panoramic views of the communal grounds and greenery. To make this a practical home there is a private entrance, lift and state of the art CCTV intercom entry system. Once on the second floor you are instantly greeted with the carefully thought through interior design with glazed doors and wood effect flooring. The hallway has glazed French doors and windows through to the lounge/diner with three double glazed windows with shutters and acoustic wall panels on a feature wall with lighting. The luxurious kitchen has handleless units, marble effect work surfaces, a double oven, warming draw, gas hob, wood effect flooring continuing through to a utility with matching work tops and numerous units. Both shower rooms have walk in shower cubicles with rainfall shower heads, illuminated mirrors and high quality sanitary ware. The principal bedroom has acoustic wall panels with lighting, fitted wardrobes along the opposite wall and there are two further double bedrooms, one currently used as a study. The property has gas fired LPG heating via radiators, a recently refurbished Stannah lift, double glazed wooden windows excluding kitchen and Principal bedrooms which are secondary double glazed. Outside there are five acres of communal grounds (stms) including well-kept lawned gardens, allotments, refurbished tennis court, swimming pool complex, jacuzzi, sauna and en-bloc garages with parking in front.

Location...

Wicklewood is a popular village served by a public house and primary school. More extensive shopping, schooling, medical centre, library and sports leisure centre featuring an indoor swimming pool can be found at the historic market town of Wymondham, which lies some three miles to the east. Wicklewood is conveniently placed for access to Norwich, Dereham, Watton and Attleborough and the A11 and A47 trunk roads.



TO ARRANGE A VIEWING CALL THE WARNERS TEAM ON 01953 604431

Specification

Kitchen-

- Handleless units
- Marble effect work tops and upstands
- Double oven
- Gas hob
- Integrated dishwasher
- Wine Cooler
- Stainless steel Sink/Drainer
- Mixer Tap
- Space for American fridge/freezer
- Wooden Flooring

Utility-

- Units with handles
- Marble effect work tops and upstands
- Stainless steel sink/drainers
- Flexible Mixer tap
- Plumbing for washing machine
- Space for tumble dryer

Shower Room & En-Suite-

- Walk in Shower Cubicles
- Rainfall shower heads and flexible hoses
- Glazed screens
- Shower board splash backs
- High quality sanitary ware
- Wash hand basins with low level vanity units
- Illuminated mirrors
- W.C's
- Heated towel rails

Internal-

- Refurbished Stannah lift with mirror, wooden floor, serviced regularly
- Intercom system with CCTV
- Illuminated acoustic wall panels in living/dining room and principal bedroom

- Oak Veneer doors to remaining rooms
- Vertical radiators in kitchen and principal bedroom
- Ornate coving in hall and living/dining room
- Fitted wardrobe entire length of wall in principal bedroom

Outside -

Five acres of communal grounds (stms) including allotments, refurbished tennis court, swimming pool complex, jacuzzi and sauna.

Tenure and Charges -

Leasehold of 999 years granted in 1988.

Each leaseholder owns a share in the freehold company.

The residence association have appointed Watsons to manage the development

Ground rent: £50 per annum.

Maintenance charge: £190 per calendar month.

Management Company Fee £19.50 per month

Services -

Mains water and electricity. Private drainage system. LPG fired boiler supplying radiator heating system and hot water.

Please note the services, appliances, heating and hot water system, plumbing and electrical installations have not been tested by the selling agents, the purchasers must satisfy themselves as to the condition and warranty of these items.

This development is pet friendly, the residents are permitted to have cats and dogs.

Please Note - To comply with AML regulations £25 plus vat (£30 inclusive of vat) is charged to each buyer which covers the cost of the digital ID check. The checks will be conducted by Hipla, who will contact buyers directly to arrange payment of £30 per report.

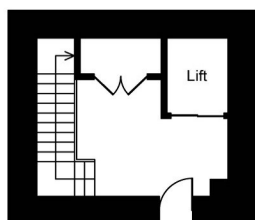




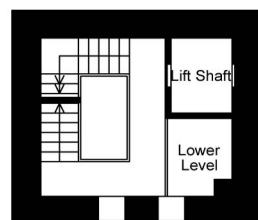




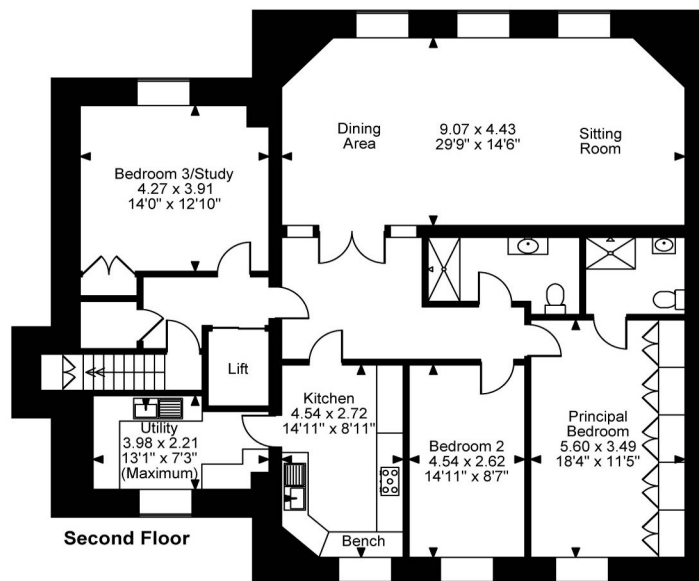
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A		
B		
C		
D		
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Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



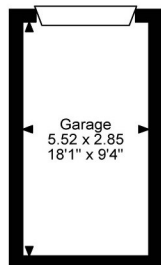
Ground Floor



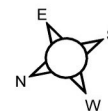
First Floor



Second Floor



Georges, Wicklewood, Wymondham, Norfolk
Approximate Gross Internal Area
Main House = 1857 Sq Ft/172 Sq M
Garage = 169 Sq Ft/16 Sq M
Total = 2026 Sq Ft/188 Sq M



South Norfolk Council Tax
Band D

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The position & size of doors, windows, appliances and other features are approximate only.
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MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at a later stage, we would ask for your co-operation in order that there will be no delay in agreeing the sale.

CONSUMER PROTECTION ACT

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from WARNERS will be processed by WARNERS.

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