

1 MIDDLETON COURT,  
WYMONDHAM,  
NR18 0BL

£120,000 LEASEHOLD



- \* Charming attached bungalow
- \* Designed exclusively for the over 55's
- \* Situated close to the town centre
- \* Access to communal gardens
- \* Off road parking
- \* Independence with community living
- \* Chain free



01953 604431

[www.warnersprop.co](http://www.warnersprop.co)  
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13 Market Street, Wymondham NR18 0AJ





Wymondham is a South Norfolk gem situated approximately nine miles south west of Norwich city centre. This rapidly expanding, yet charming, historic market town enjoys a full range of services including:- Waitrose, Morrisons and Lidl supermarkets, three medical centres, dentists, veterinary practices, a wide choice of pubs restaurants and cafes, leisure and sports facilities, a full range of local schools including Wymondham College and Wymondham High Academy, both having excellent reputations. The town has an award winning railway station with regular services to Norwich, London, Cambridge and many other destinations via connections at Ely. Landmarks include the impressive Abbey, the Market Cross and the Bridewell Museum. The University of East Anglia, John Innes Institute, Food Research Institute and Science Park, Norfolk and Norwich Hospital, Norfolk Police Headquarters and Lotus Cars are all local employers served by the town.

Charming one bedroom attached bungalow designed exclusively for the over 55s, ideally located close to the town centre. This delightful property offers comfort, convenience and a sense of community with a chain free sale for a smooth move-in experience.

#### Key Features -

- \* **Safety and security** - Equipped with a lifeline alarm system for peace of mind.
- \* **Spacious living** - A bright lounge with wood flooring and rear garden views, enhanced wall lights and a night storage heater.
- \* **Practical kitchen** - Fitted with wall and base units, plumbing for washing machine and space for electric cooker and fridge freezer. Window overlooking front, small wall mounted electric fan heater for added warmth.
- \* **Modern shower room** - Featuring a large floor-level walk in shower, pedestal wash basin, wk. and sleek chrome heated towel rail. A window to the front adds natural light.
- \* **Comfortable bedroom** - Overlooking the rear garden, complete with wood flooring.
- \* **Ample storage** - A fully shelved walk in storage room (7'6" x 4'2") offers a fantastic space for your belongings.

#### Outdoor Space -

- \* A small private rear garden area, perfect for a morning coffee or a spot of gardening.
- \* Access to well-kept communal gardens.
- \* An external storage shed, shared with no. 3.
- \* Off road parking conveniently located at the front of the property.

This lovely bungalow blends independence with community living - an ideal home for those looking to downsize without compromising on comfort or location.

South Norfolk Council Tax Band B

#### Lease details

ranted on 1.1.88 for a term of 99 years (63 years remaining)

**TO ARRANGE A VIEWING CALL THE WARNERS TEAM ON 01953 604431**

## Lease details

Granted on 1.1.88 for a term of 99 years (63 years remaining)

Ground rent £75.00 6 months\*

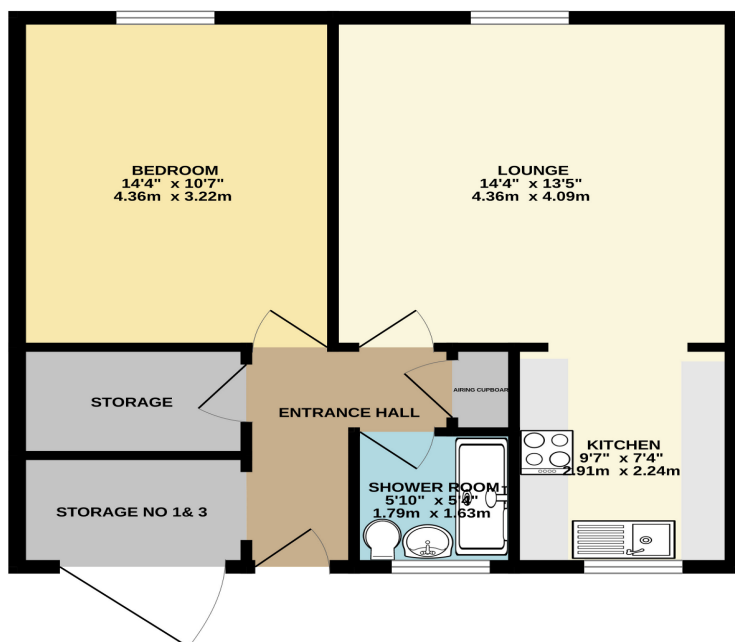
Service Charge £636.27 6 months\*

\*Subject to change

**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.**

**Agents Note** - This property has a short lease of approximately 63 years. Buyers should be aware that mortgage lenders may have restrictions on lending against short leasehold properties. It is advisable to seek legal advice regarding the cost and process of a lease extension.

GROUND FLOOR  
572 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA: 572 sq.ft. (53.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for only prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix i2025

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 72 C      |
| 55-68 | D             | 59 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## 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.

## Office Hours

Mon-Fri 9am-5.30pm

Sat 9am-3pm

## Free Valuation

If you are thinking of selling, why not take advantage of our free valuation service. Fees only charged in the event of sale.

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