

9 FAIRLAND COURT,
FAIRLAND STREET, WYMONDHAM,
NR18 0JS

LEASEHOLD Guide Price £225,000



- Beautifully refurbished throughout
- Two generous double bedrooms
- Stylish kitchen installed in 2023
- New ceramic electric heating installed in 2025
- Attractive electric wood-burning style stove
- Modern wet room
- Utility cupboard with washer/dryer
- Secure entry system
- Secure gated residents' parking
- Attractive communal gardens
- Residents' lounge, library and conservatory
- Approximately five minutes' walk to Wymondham town centre.



01953 604431

www.warnersprop.com

sales@warnersprop.com

13 Market Street, Wymondham NR18 0AJ



Location...

Wymondham is a vibrant historic market town, located approximately nine miles south west of Norwich, just off the A11. The town retains its charming market town atmosphere with a weekly market on Fridays and a monthly farmers market on Saturdays. Residents enjoy a selection of period buildings, independent shops, and modern amenities, alongside highly regarded schools including Robert Kett, Ashleigh, Browick, Wymondham College, and Wymondham Academy.

The Property...

The heart of the home is the stunning contemporary kitchen, newly installed in 2023. Finished in an elegant shade of blue, it offers an excellent range of quality wall and base units, complemented by a full-height double-door larder cupboard, deep pan drawers, an integrated dishwasher, induction hob and electric oven.



The spacious lounge is both light and inviting, featuring a charming electric wood-burning style stove set within an attractive marble-effect surround, creating a wonderful focal point for the room.

Both bedrooms are generous doubles overlooking the rear of the development, while the beautifully appointed wet room offers non-slip flooring, a vanity wash basin, WC and shaver point. A bulky shelved utility cupboard houses the hot water cylinder together with a washer/dryer, providing excellent additional storage.

Comfort is ensured throughout the apartment with newly installed ceramic electric heating (2025), while the development benefits from a secure entry system and electronically operated gates leading to the residents' parking area.



Fairland Court offers an excellent range of communal facilities including beautifully maintained gardens with seating area, a residents' lounge, library and conservatory, providing wonderful opportunities to relax and socialise.

Accommodation

Entrance Hall

Welcoming entrance hall with secure entry system and useful double-door cloaks cupboard.

Lounge

A bright and spacious reception room featuring a large rear-facing window, contemporary ceramic electric heater and an attractive electric wood-burning style stove set within a marble-effect surround.



Kitchen

A beautifully fitted contemporary kitchen installed in 2023, comprising an extensive range of stylish wall and base units with deep drawer storage, full-height double-door larder cupboard, integrated dishwasher, induction hob and single electric oven.

Bedroom One

A spacious double bedroom with rear-facing window and ceramic electric heater.

Bedroom Two

A versatile second double bedroom overlooking the rear of the development with ceramic electric heater.

Wet Room

Modern wet room with non-slip flooring, walk-in shower area, WC, vanity wash hand basin and shaver point.

Utility cupboard

Fully shelved storage cupboard housing the hot water cylinder and washer/dryer.

Outside

The development enjoys beautifully landscaped communal gardens with seating areas, ideal for relaxing outdoors. Secure electronically operated gates provide access to the residents' parking area.

Rating authority: South Norfolk Council Tax Band C

Lease details

Service charge is £2680.96 for 6 months. £5361.92 PA.

Ground rent is £257.50 for 6 months. £515 PA.

Agents notes

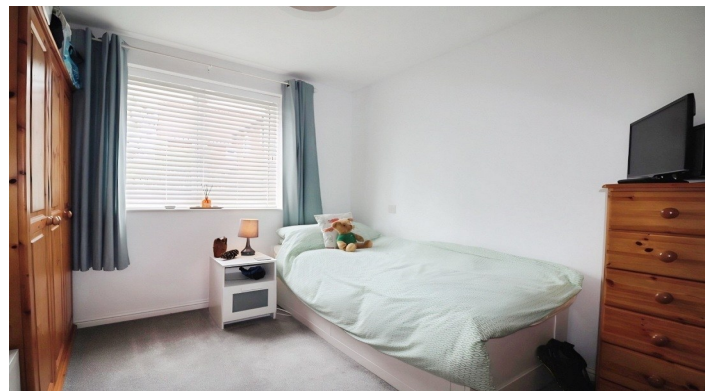
Please Note - To comply with AML regulations £25 plus vat (£30 inclusive of vat) is charged to each buyer which covers the cost of the digital ID check. The checks will be conducted by Hipla, who will contact buyers directly to arrange payment of £30 per report.

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.



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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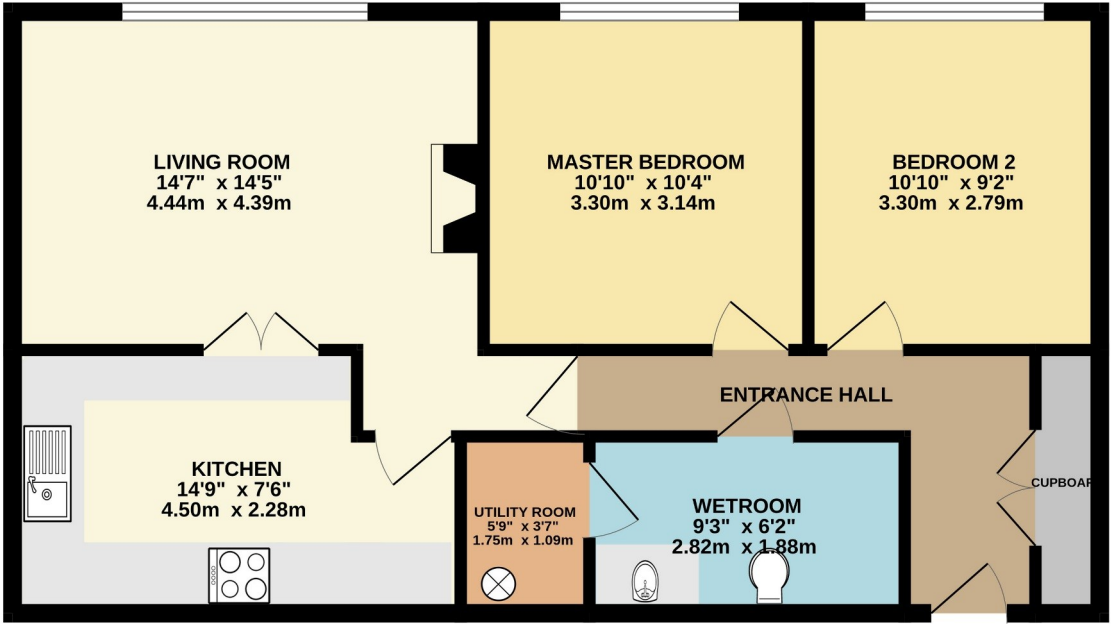
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GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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