

# Arnolds | Keys



**Flat 3, Green Lane View St. Michaels Avenue, Aylsham, NR11 6GA**

**Guide Price £142,500**

- 75% SHARED OWNERSHIP
- ACCESS TO PATIO AREA
- CARE SERVICES AVAILABLE
- HIGHLY SOUGHT AFTER LOCATION
- GROUND FLOOR OVER 55'S APARTMENT
- WET ROOM ENSUITE
- FANTASTIC RANGE OF COMMUNAL AMENITIES
- COMMUNAL GARDENS

# Flat 3, Green Lane View St. Michaels Avenue, Avlsham NR11 6GA

**\*NO ONWARDS CHAIN - AVAILABLE TO PURCHASE AT A 75% SHARE\*** A well presented one bedroom ground floor apartment situated within the highly sought after development of St Michaels Avenue. The property offers assisted living with varying care packages dependant on the occupants needs.



Council Tax Band: B



## **DESCRIPTION**

A well presented one bedroom ground floor apartment within the popular Green Lane View complex. Offering sheltered accommodation for the over 55's with varying levels of care packages offered depending on the occupants needs, the complex is purpose built with lift access and has a number of in-house amenities including residents lounge, library, hair salon, warden call, laundry room and activities rooms. This particular apartment benefits from access out onto a patio area to the front and access to communal gardens. Internally, the property comprises a spacious entrance, with a lounge/diner open to the kitchen, a double bedroom with 'Jack and Jill' style wetroom.

## **ENTRANCE HALL**

Composite door to main entrance, carpet flooring, built in storage cupboard with shelves and lighting, digital secure entry system.

## **BEDROOM**

Double glazed window to front aspect, carpet, electric heater, TV aerial point, door to wetroom.

## **WET ROOM**

Fitted with an electric shower, WC, wash hand basin, electric heater, shaver charging point, assisted rails throughout the room, vinyl flooring with half tiled walls, 'Jack & Jill' style door to bedroom and hallway.

## **LOUNGE/DINER**

Double glazed uPVC framed door to front garden area, carpet flooring, electric heater, TV aerial point, open to:-

## **KITCHEN**

Double glazed window to front hallway, fitted with a range of wall and base units with fitted electric oven, four ring gas hob with cooker hood over, stainless steel sink and drainer, space and plumbing for washing machine, space for free standing fridge/freezer, vinyl flooring.

## **AGENTS NOTES**

This property is Leasehold and is available to purchase at a 75% share.

Maintenance charge: £451.36

Years remaining on lease: 125 year lease with 111 years remaining.

Council tax band: B (Broadland)

## **LOCATION**

Aylsham is a sought after historic market town with a range of local amenities including supermarkets, doctors and dental surgeries, an opticians, local independent shops and plenty of places to eat. The town also offers highly rated pre, first and high schools, is approximately 10 miles north of the City of Norwich and close to the stunning Norfolk Broads, with plenty of walking routes and cycle paths.



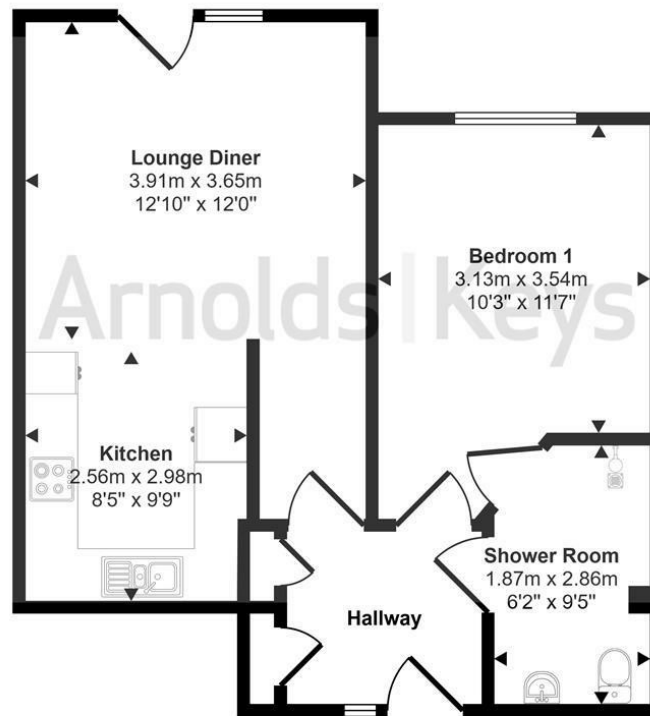
## Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

## EPC Rating:

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

Approx Gross Internal Area  
50 sq m / 537 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

