



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 Snappy 360.



Arnolds | Keys



## Green Lane View, St Michaels Avenue, Aylsham, NR11 6GA

£149,250

**\*Shared Ownership\*** Available to purchase at a 75% share. A one bedroom ground floor apartment, part of this highly sought after development off St Michaels Avenue, which offers care for the over 55's to varying degrees subject to the occupants needs.

- Ground Floor Over 55's Apartment
- One Bedroom
- Access to Patio Area
- Wet Room
- Care Services Available
- Fantastic Range of Communal Amenities
- Highly Desirable Location
- Communal Gardens

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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.



Aylsham offers a vast range of local amenities from choice of three supermarkets, a doctors and dental surgery, local independent shops, and a range of bakeries, coffee shops/cafes and pubs. Aylsham also offers a bus service with regular buses to the City of Norwich and across North Norfolk.

#### ENTRANCE

Door to front entrance. Storage cupboard with fitted shelving units and lighting. Doors to;

#### BEDROOM

Double glazed window to front. Radiator. Two fitted wardrobes and drawer units. TV aerial points.

#### WET ROOM

'Jack and Jill' style to bedroom and entrance hall. Electric shower with grab rail to side. W/C, Sink. Wall mounted mirror with light over and electric shaving charger point. Radiator. Wall mounted cupboard. Extractor fan.

#### LIVING ROOM

Double glazed window to front aspect with door onto patio area. Radiator. Open to;

#### KITCHEN

Fitted with a range of wall and adjustable height base units suitable for wheel chair use. Space for fridge/freezer, integrated electric fan oven. Electric hob on counter with extractor fan over. Space and plumbing for dishwasher and mashing machine.

#### AGENTS NOTES

This property is Leasehold with 114 years remaining on the lease.

Service charge is approximately £300 PCM. Communal gas heating via a central boiler.

All interested parties must be over 55 and are subject to an assessment before they are considered.

Care costs are not included.

Tax Band B, Broadland District Council (£1,179.85)

For more information, please contact Arnolds Keys on 01263 738444.

## Property Description

#### DESCRIPTION

This one bedroom apartment forms part of the highly sought after St Michaels Avenue development within easy access to the market town of Aylsham. Green Lane View offers care for the over 55's to varying degrees and subject to the occupants needs, in a purpose built building which has both stairs, lifts and has a number of in-house amenities including residents lounge, library, hair salon, warden call, laundry room and activities rooms. The apartment benefits from access out onto a patio area to the front, there are also communal gardens.

The apartment offers entrance hall, a double bedroom with an en-suite wet room which also has a 'Jack and Jill' arrangement to the hall, living room and kitchen area.

#### LOCATION

Green Lane View is located within the popular St Michaels Avenue development within the ever popular Market Town of Aylsham (which can be accessed via Holman Road.)

