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*Heckingham Park Drive,*  
Hales, Norfolk

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**MUSKER  
M<sup>C</sup>INTYRE**  
ESTATE AGENTS

Norwich - 12.1 miles

Beccles - 6.2 miles

Loddon - 1.5 miles

Offered with NO ONWARD CHAIN this extremely light and airy apartment offers open plan living with 15' master bedroom, 21' living room/kitchen, modern bathroom and allocated parking. This redeveloped Grade II Listed 18th Century property is situated at Heckingham Park Drive near Loddon and boasts additional communal facilities including gymnasium, outside recreational area and tennis court.

**Accommodation comprises briefly:**

- Security Door Entry System
- Entrance Hall
- Open plan Sitting Room & Kitchen
- Double Bedroom
- Bathroom
- Allocated Parking Space
- Communal Gym & Tennis Court
- Communal Grounds
- Countryside Views



**Property**

One enters the property via the entrance into the hallway which has doors leading to the main living accommodation; sitting room/kitchen, bathroom and bedroom. The open plan kitchen/sitting room has a contemporary design and is fitted with a range of base and wall units incorporating an integrated electric oven and hob with an overhead extractor and space for a fridge and a washing machine. The sitting room area has electric heating and a window overlooking the central courtyard garden. The bathroom is fitted with a bath and shower over with a shower screen, WC and a hand wash basin. The master bedroom is fully carpeted with a window to the rear. The apartment is finished to an extremely high standard incorporating double glazed timber framed windows.



### Outside

The property is approached via a private road entrance. The communal gardens are landscaped using a selection of trees and shrubs and allocated parking is provided. Additional communal facilities include an outside recreational/area, gym & tennis court and secure cycle store.

### Location

The development is in Hales and near to Loddon which is a very popular village providing all the amenities you could need; schools (including Hobart High and Langley School), nurseries, shops, Post Office, Churches, doctors surgery, dentist, library, 3 pubs, butchers, a café and take away options. There is access to the Broads Network via Loddon Staithe and the River Chet, along which there are some lovely walks. The Cathedral City of Norwich is about 20 mins drive to the North and has a mainline train link to London Liverpool Street (1hr 40mins). The unspoilt heritage coastline of Suffolk with the lovely beaches of Southwold and Walberswick are approx. 20 miles away.

## Fixtures & Fittings

All fixtures and fittings are specifically excluded from the sale (unless mentioned in the sales particulars), but may be available in addition, subject to separate negotiation.

## Services

Electric digital heaters. Mains electric, water and drainage.  
Energy Rating: N/A - Grade II Listed

## Local Authority:

South Norfolk Council  
Tax Band: A  
Postcode: NR14 6FJ

What3Words: ///media.selection.tutored

## Tenure

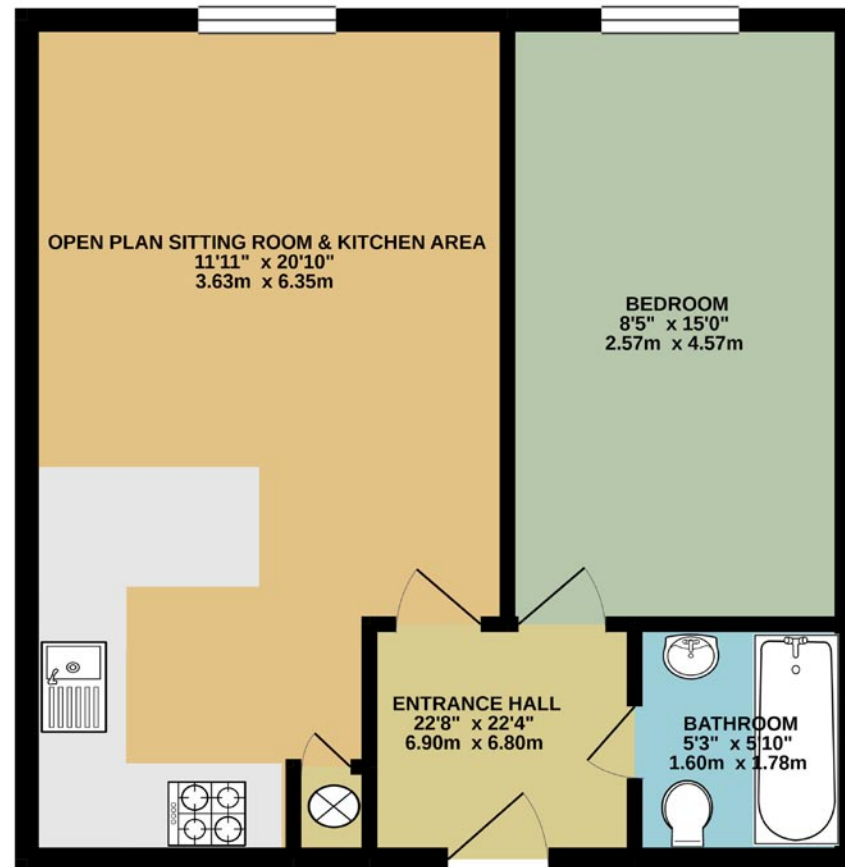
Leasehold: 90 years remaining  
Ground Rent: £125 p.a  
Service Charge: £1825.26 p.a

**The property is currently achieving a rental income of £615pcm**

## Agents' Note

The property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

**Guide Price: £125,000**



TOTAL FLOOR AREA : 424 sq.ft. (39.4 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 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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To arrange a viewing, please call 01508 521110

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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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