

# FOR SALE

## 6 MEADOW RISE, SOUTH CREAKE, FAKENHAM, NR21 9PU

- Popular rural village.
- First-floor apartment with an open plan living room, kitchen-diner.
- 2 generous bedrooms and family bathroom.
- Large balcony and comes with half of the front and back garden.
- Allocated parking space.
- Long leasehold which contains a 1/23<sup>rd</sup> share of the entire site.



### THE PROPERTY

Available now, this first-floor apartment presents an ideal opportunity with no onward chain. The property is an extremely well presented, two double bedroom, first floor apartment. The property is in a sought-after north Norfolk rural village, occupying an elevated position. The accommodation comprises open plan living/kitchen area, two double bedrooms and a bathroom. Outside, there is a communal garden area, allocated parking and a large balcony with exquisite views of the north Norfolk countryside. The property has storage heaters and mains drainage. The property is sold as a long leasehold which contains a 1/23<sup>rd</sup> share of the entire site. It is sold with vacant possession.

### EPC

EPC rating C

### COUNCIL TAX BAND

Band A

### PARKING

Off road car parking space.

### SERVICES

Water and Electricity. The property has storage heaters and mains drainage.

### LOCATION

Just a ten-minute drive from the coast, 6 Meadow Rise is set in the sought-after rural village of South Creake, which boasts a thriving local community. The property is opposite the newly renovated village pub 'The Ostrich'. The village hall is home to a variety of events for the flourishing local community. South Creake is just a 10-minute drive from Burnham Market, which holds a range of amenities such as a primary school, post office, doctors', and dental surgeries as well as a wealth of independent stores. Similarly, the property is only situated five miles from the market town of Fakenham and eight miles to the coast at Wells-next-to-the-sea where a wider breadth of shops and services can be found.

### TENURE & OCCUPATION

The land is available leasehold (which contains a 1/23<sup>rd</sup> share of the entire site) and with vacant possession.

### VIEWINGS & FUTURE INFORMATION

Viewings are strictly by prior arrangement only. For further information please contact: [paddy.downing@sworders.com](mailto:paddy.downing@sworders.com)  
[james.watchorn@sworders.com](mailto:james.watchorn@sworders.com) [rosie.smith@sworders.com](mailto:rosie.smith@sworders.com)  
Tel: 01328 854400.

### DATE

Photographs: February 2023 Particulars: March 2023

## IMPORTANT NOTICE

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## MONEY LAUNDERING

In accordance with Anti Money Laundering Legislation, bidders will be required to provide proof of identity and the address to the Selling Agents.

