

# SAXON HOUSE | WATTON



19 INDIVIDUALLY DESIGNED  
APARTMENTS FOR THE OVER FIFTY FIVES





CONSIDERATION HAS BEEN GIVEN THROUGHOUT THE DESIGN PROCESS TO ENSURE MAXIMUM COMFORT ALONG WITH QUALITY MATERIALS TO KEEP MAINTENANCE COSTS TO A MINIMUM.

## WELCOME TO SAXON HOUSE



SAXON HOUSE IS A NEW DEVELOPMENT OF 19 INDIVIDUALLY DESIGNED APARTMENTS FOR THE OVER FIFTY FIVES. THE DEVELOPMENT IS SITUATED IN THE HEART OF WATTON BETWEEN THE HIGH STREET, SUPERMARKET AND MEDICAL CENTRE WITH PUBLIC TRANSPORT CLOSE BY.

**The layout and design of the building has been carefully considered to ensure a safe environment for residents with voice entry system on the front door and private communal areas. Within the building a fully equipped residents' lounge with kitchen is provided. A lift serves all floors ensuring easy access to all the apartments. To the rear is a private car parking area, buggy store with charging facility and planted/seating area.**

### **Living in Comfort**

Each spacious open plan apartment has been designed to enable residents to enjoy privacy and independence whilst providing communal facilities for socialising.

Construction of the apartments has been carefully considered to ensure they are energy efficient and offer a high specification finish. Consideration has been given throughout the design process to ensure maximum comfort along with quality materials to keep maintenance costs to a minimum.

The residents' lounge has been furnished to a high standard to enable socialising with comfortable seating to relax in. The adjoining kitchen has been equipped with drink making facilities and crockery.

# WATTON AND THE SURROUNDING AREA



**WATTON IS AN HISTORIC MARKET TOWN IN THE HEART OF CENTRAL NORFOLK, AN AREA GENERALLY REFERRED TO AS BRECKLAND.**

**Dating back to the 1200's when it was granted its market charter by King John, it still holds a weekly market on Wednesdays and a farmers market every first Saturday in the month.**

Aside from this Watton has a wide range of local and national retailers along with High Street banks and a supermarket.

The town sign shows the original insignia of a Hare and a Barrel. It is said this is where the town name is derived from, the old English names for a Hare (Watt) and a Barrel (Tun), together with the Babes in the Wood insignia which reflects a darker side to the past.

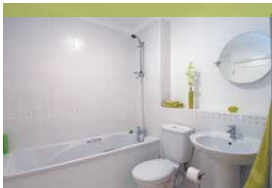
In the mid 1900's the town became the home of RAF Watton which operated throughout the Second World War with Blenheim Bombers and important air traffic control roles. The base, now decommissioned, is still evident to the east of the town.

Being centrally located Watton is ideally placed to access Norfolk's many attractions from the royal residence at Sandringham to a wealth of National Trust properties, including Blickling and Felbrigg Hall. Norfolk also boasts a wide range of natural beauty spots including The Norfolk Broads, the wonderful seaside coast, bird sanctuaries and seal colonies.

The historic city of Norwich with its Norman Keep, two cathedrals and abundance of historic buildings are complemented by modern shopping facilities and amenities.



# SPECIFICATION



## Individual Units

- Fitted kitchen with non slip vinyl floor, range of units and Baumatic electric appliances including:
  - Oven
  - Ceramic hob
  - Fridge and freezer
  - Extractor unit
  - Dishwasher
- Combined washing machine and tumble dryer
- Heating from communal boiler with thermostatically controlled radiators
- UPVc double glazed windows with security locks
- Voice entry phone linked to main entrance

## Specification for the bathrooms include:

- Shower or bath with shower over, dual flush WC and basin
- Full height tiling around bath
- Towel rail
- Non slip vinyl flooring
- Television and telephone points to living room and master bedroom
- Mains powered smoke detectors with battery back up
- Smooth ceiling painted white with coving throughout
- Walls painted in light cream
- White eggshell embossed doors with chrome ironmongery

## Communal Areas/Facilities

- Furnished residents' lounge with range of seating, tables, bookcase and fireplace
- Kitchen adjoining lounge with drink making facilities and crockery
- Lift to all floors
- WC on ground floor
- Carpeted throughout
- Fire alarm system
- Thermostatically controlled radiators in all areas

## External

- Parking area
- Secure buggy stores with charging points
- Planting and seating area



SAXON HOUSE GROUND FLOOR



SAXON HOUSE **FIRST FLOOR**



SAXON HOUSE **SECOND FLOOR**



#### Apartment Style A – Flat 1

**Living Room:**  
3.4m x 3.9m (11'2" x 12'10")  
**Kitchen:**  
2.7m x 1.8m (8'10" x 6')  
**Bedroom One:**  
2.8m x 3.8m (9'2" x 12'6")



#### Apartment Style B – Flat 2, 10, 18

**Living Room:**  
3.55m x 6.3m (11'8" x 20'8")  
**Kitchen:**  
1.8m x 2.7m (6' x 8'10")  
**Bedroom One:**  
3.43m x 3.65m (11'3" x 12')  
**Bedroom Two:**  
3.16m x 3.65m (10'5" x 12')



#### Apartment Style C – Flat 3, 9

**Living Room:**  
7.5m x 3.1m (24'8" x 10'2")  
**Kitchen:**  
1.8m x 2.7m (6' x 8'10")  
**Bedroom One:**  
3.73m x 3.65m (12'3" x 12')  
**Bedroom Two:**  
2.86m x 3.65m (9'5" x 12')



#### Apartment Style D – Flat 4

**Living Room/Kitchen:**  
5.75m x 5.7m (18'10" x 18'9")  
**Bedroom One:**  
7.3m x 3.6m (23'11" x 11'10")  
**Bedroom Two:**  
3.35m x 3.9m (11' x 12'10")



#### Apartment Style E – Flat 5, 13

**Living Room:**  
3.23m x 6.2m (10'7" x 20'4")  
**Kitchen:**  
1.8m x 3.2m (6' x 10'6")  
**Bedroom One:**  
3.33m x 3.58m (11' x 11'9")  
**Bedroom Two:**  
2.7m x 2.9m (8'10" x 9'6")



#### Apartment Style F – Flat 6

**Living Room:**  
3.12m x 7.5m (10'3" x 24'8")  
**Kitchen:**  
1.8m x 3.2m (6' x 10'6")  
**Bedroom One:**  
3.25m x 3.65m (10'8" x 12')  
**Bedroom Two:**  
2.93m x 3.65m (9'7" x 12')



**Apartment Style G – Flat 7, 15**

**Living Room/Kitchen:**  
7.36m max x 3.86 max (24'2" x 12'8")  
**Bedroom One:**  
3.25m x 3.5m (10'8" x 11'6")



**Apartment Style H – Flat 8, 16**

**Living Room:**  
3.8m x 3.7m max (12'6" x 12'2")  
**Kitchen:**  
2.2m x 2.7m (7'3" x 8'10")  
**Bedroom One:**  
3m x 3.8m (9'10" x 12'6")



**Apartment Style I – Flat 11**

**Living Room/Kitchen:**  
3.55m x 6.03m (11'8" x 19'10")  
**Bedroom One:**  
3.1m x 3.43m (10'2" x 11'3")  
**Bedroom Two:**  
2.85m x 3.2m (9'4" x 10'6")



**Apartment Style J – Flat 12**

**Living Room/Kitchen:**  
5.8m x 4.1m (19'0" x 13'5") excludes  
dormer window  
**Bedroom One:**  
5.3m x 3.4m (17'4" x 11'2")



**Apartment Style K – Flat 14**

**Living Room:**  
3.2m x 6.6m (10'6" x 21'8")  
**Kitchen:**  
3.2m x 1.8m (10'6" x 6')  
**Bedroom One:**  
3.25m x 3.65m (10'8" x 12')  
**Bedroom Two:**  
2.93m x 3.65m (9'7" x 12')



**Apartment Style L – Flat 17**

**Living Room:**  
6.6m x 3m (21'8" x 9'10")  
**Kitchen:**  
3.2m x 1.8m (10'6" x 6')  
**Bedroom One:**  
3.43m x 3.65m (11'3" x 12')  
**Bedroom Two:**  
3.16m x 3.65m (10'5" x 12')



### Construction

The development is being constructed by Wyomndham based Ingram Homes who have an enviable reputation for quality construction dating back to 1972. The company pride themselves on the level of detail, thought and craftsmanship that is built into every property. Ingram Homes has been involved throughout the design phase of the development ensuring the latest techniques and materials are used and the finish is to a very high standard.

Each unit will be sold with a 10 year NHBC warranty which provides reassurance that the development has been monitored throughout the construction by trained professionals who are satisfied it has been built to the appropriate standard.

### Costs you can manage

The management company will be responsible for the day to day running of the scheme and will administer the service charge for residents. Residents will pay a proportion of the service charge based on the size of their property.

### The service charge will include:

- Building insurance
- Cleaning of common parts
- Window cleaning
- General maintenance of common parts
- Upkeep of external areas
- Electricity for common parts
- Routine maintenance of boilers
- Fire alarm maintenance
- Lift servicing and upkeep

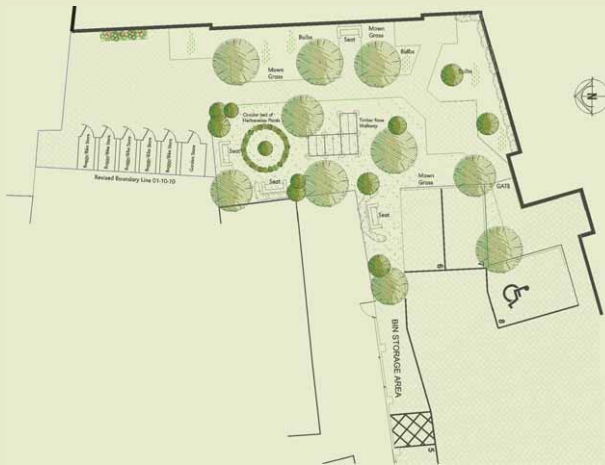
Regular meetings will be held with the residents to invite feedback and input into the running of the property. Accounts will be produced by the management company which will be passed to all the residents. It is anticipated that once the scheme is established the running of the management company will be passed to the residents who can appoint a managing agent or manage the scheme themselves.

Residents will be responsible for their own apartment running costs, council tax, contents insurance and maintenance specifically related to their apartment. The scheme is heated via two gas fired communal boilers that provide hot water and heating on demand. The maintenance of the boilers will be carried out routinely by the management company. This provides an energy efficient means of supplying hot water and heat without the need for individual boilers. In addition each unit has its own hot water tank and immersion heater.

### Purchasing

The apartments are being sold on 125 year leases with a nominal ground rent being payable each year. At the time of reservation a fee will be payable to secure the apartment of your choice. This will enable solicitors to be instructed to progress legalities and secure exchange of contracts. **Please note that the occupiers of each apartment must be aged 55 or over, although there is no restriction on the purchaser's age, who could be a younger family member.**

## SAXON HOUSE PLAN



The above ratings are typical for the apartments at Saxon House.

### Disclaimer

These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Warners have no authority to make or give in writing or verbally any representations or warranties in relation to the property. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all the necessary planning, building regulations or other consents. The agent has not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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