



Apartment 28

28 Meadow Walk, Trinity Road, Fakenham.
NR218SU

Meadow Walk is an extra care scheme within the traditional market town of Fakenham in North Norfolk.

Located 10 minutes from the coast.

The court is very welcoming and offers facilities including a communal lounge, café/bistro, hairdressing salon, and communal landscaped gardens.

Meadow Walk is an extra care scheme for 55 plus and care is available 24/7

Key property details:

- First floor Two-bedroom Apartment
- 50% shared ownership-£120,000



Purchase details

Tenure: 999 years –commencing 1st February 2021

Eligibility criteria: Over 55 years old.

Amenities: Communal lounges, Restaurant, Hairdresser, Lift access to all floors,, CCTV, Door entry system, On site parking, Emergency call facility via pull cord and pendant

Services: Full-time Management service, Monday to Friday. On-site care staff 24/7.

Pet-friendly: Housing Manager to provide details on individual case.

Resident-led: Residents are encouraged to set up a Residents Committee and arrange activities both on-site and away from the Court to suit residents' wishes.

Stamp duty: To be discussed between the buyer and their solicitor where applicable.

Deposit: No deposit required to Housing 21.

Resales Admin fee: Fixed admin fee £620 subject to January RPI changes for April or 0.5% of the full market value (refer to s. 1.2 of this pack for further details)

Fixed nomination fee of £1,350 subject to January RPI changes for April or 1% of the sale price.

Please be aware as your property is shared ownership, the buyer must have sold their current home or sell their property concurrently with the shared ownership purchase as they cannot own two homes simultaneously.

All charges commencing April 2026

Service charge: £255.86 excluding sinking fund £339.19 including sinking fund per month

Support charge -£26.19 per month

24/7 Support charge -£46.28 per week

Rent charge -£360.29

Optional care and domestic charges: £28.04

Bank Holiday and weekends £42.12 per hour

Buildings insurance: Included in the service charge.

Contents insurance: Residents are encouraged to obtain their own contents insurance.

Council tax: Band A payable to local authority by resident.

Subscriptions: Residents are to liaise with chosen supplier directly.

Scheme number: 0370 192 4196

Scheme email: meadowwalk@housing21.org.uk

Home Ownership team: 0345 608 4619

Home Ownership email : newhome@housing21.org.uk