



Apartment 1
20 Eccles Way | Holt | Norfolk | NR25 6FJ

CONTEMPORARY ELEGANCE



This stylish ground-floor apartment provides a wonderful opportunity for those seeking a modern, well-appointed home within Holt's prized Georgian market town.

With its attractive brick and flint façade and sun-filled, dual-aspect living spaces, the apartment combines comfort and versatility amidst Norfolk's beautiful scenery. Offering an appealing choice for permanent living or as a luxurious holiday retreat.



KEY FEATURES

- A Stylish Ground Floor Apartment within an Attractive Brick & Flint Building with Secure Entry System in the Town of Holt
- Two Double Bedrooms, both with Built-In Wardrobes and Principal with En-Suite
- Luxurious Family Bathroom with Shower above Bath
- Spacious Dual Aspect Open Plan Living, Dining and Kitchen Area with Integrated Appliances
- Vinyl Laminated Flooring in Main Living and Hallway Areas, New Carpets in Bedrooms
- Allocated Parking for Two Vehicles in Residents Car Park
- Small Communal Garden, Bicycle and Bin Stores
- Prime Position Opposite Gresham's School, moments from the North Norfolk Railway
- Close to Holt's renowned Shops, Cafés and Amenities
- The Accommodation extends to 660sq.ft
- Energy Rating: B

This ground-floor apartment represents an exceptional lifestyle investment in one of North Norfolk's most desirable locations. The property's thoughtful upgrades and serene setting make it an ideal choice for those wanting modern convenience with a strong sense of community.

All On Offer

"The apartment had real kerb appeal, was in "as new" condition and very well insulated," the owner said when asked what first attracted them to the property. "It also offered two beds and two bathrooms and was in a prime location." Holt's proximity to the North Norfolk coast and its celebrated independent shops further enhanced the appeal for the owner, who also cited enduring personal connections to the seaside and broader county.

The building's architectural style is a modern take on the region's traditional form, blending robust materials with contemporary standards. The apartment benefits from excellent insulation and has retained the feel of a nearly-new home, with a balance of its NHBC warranty remaining.





KEY FEATURES

Improvement And Refinements

Since acquiring the apartment, the owner has made several key improvements. "We have replaced carpets, added laminate flooring to the main living room plus corridor and replaced the bathroom radiators with towel radiators. In addition to these upgrades, we have installed a shower and screen above the bath," the owner explained, ensuring the property caters to practical modern living while maintaining a fresh, welcoming atmosphere.

And Relax ...

The apartment stands out for its well-lit, airy living spaces and warm, homely atmosphere. The owner described how easily one can relax upon entering, attributing much of this comfort to both the quality of the environment and "The estate being lovely, where people are both friendly and helpful. They take care of their homes and gardens," she reflected. Quality double glazing, gas central heating and a contemporary kitchen and bathrooms further underscore the apartment's appeal.

Favourite Spaces

"I love all the rooms!" the owner exclaimed when asked about favourite spaces within the apartment instead of singling out any one area. This sentiment is well supported by the apartment's open-plan configuration, which creates a flexible environment suited to both relaxation and entertaining.

The Outside

The property benefits from a small communal outside area accessed via the residents' car park. There is enough grass to enjoy the afternoon sun and a communal bike store available, whilst there are two dedicated parking spaces for residents, ensuring convenience and security.

On Leaving

"I will miss the apartment and North Norfolk immensely. Unfortunately, it is just too far from where we will be living," the owner reflected, expressing both a personal attachment to the home and the regret of having to part with it because of a move.

















INFORMATION



Services, District Council and Tenure

Gas Central Heating, Mains Water, Mains Drainage

Broadband Available - please see www.openreach.com/fibre-checker

Mobile Phone Reception - varies depending on network provider

Please see www.checker.ofcom.org.uk

North Norfolk District Council – Council Tax Band C

Leasehold – Approximately 125 years remaining from 01 Jan 2020

Annual Service Charge and Ground Rent Apply - Please enquire at the Fakenham Office

On The Doorstep

The Georgian market town of Holt is widely regarded as one of the most charming small towns in Norfolk, renowned for its wide selection of independent shops and dining establishments and comprehensive range of amenities. These include four public houses, two butchers, two fishmongers, two renowned fish and chip shops, two newsagents, a supermarket, a bakery, numerous coffee shops and several outstanding restaurants, among them a highly regarded Indian eatery and the famous Byfords café and restaurant. The town's architectural heritage is distinguished by superb Georgian design. "Gresham's school is opposite, and the pupils are always polite," the owner said of Gresham's School which offers a pre, prep and senior school. Asked what stood out about the location for the current owner, they replied, "There are plenty of walking opportunities in the area. There is also an excellent bus service, and the North Norfolk railway is very close." The locality certainly benefits from exceptional bus services and is popular with walkers, cyclists and nature enthusiasts. The North Norfolk Steam Railway, known as the Poppy Line, has its western terminus close to the property on Holt's outskirts, linking the town to the seaside resort of Sheringham, approximately five and a half miles to the east. South of the town lies the Country Park, while to the west there are additional public recreational spaces, with the town's playing fields to the north marking the start of an Area of Outstanding Natural Beauty. This designation extends down to the acclaimed North Norfolk coast, situated about four miles north, with the coastal towns of Cromer and Blakeney only a short drive away.

How Far Is It To?

The cathedral city of Norwich, approximately 24 miles away, offers mainline rail services to London Liverpool Street and Norwich Airport for international travel via Schiphol. Fakenham, which is around 14 miles to the southwest, provides further shopping, a cinema, and a racecourse. There are excellent road links via the A148 and A149 (commonly known as "The Coast Road") to the broader region.

Directions

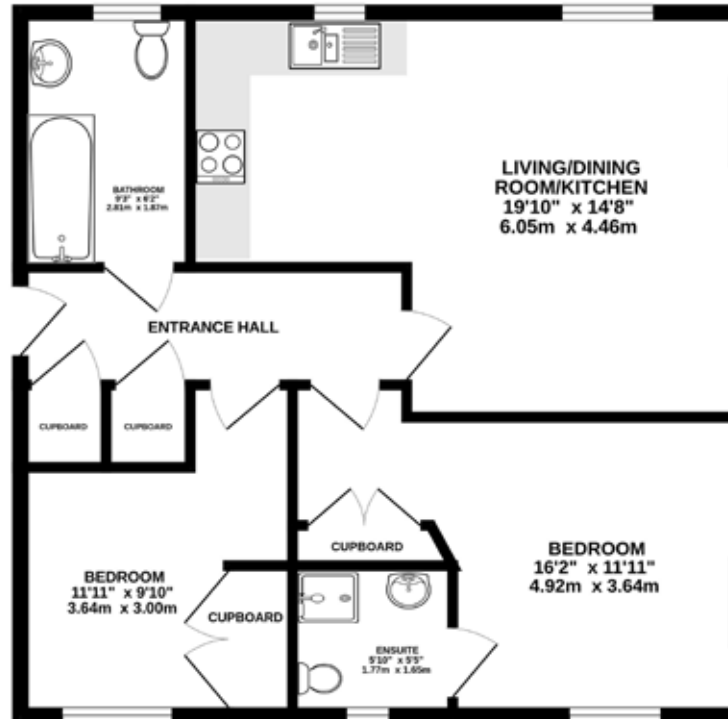
From Fakenham, proceed northeast along the A148 towards Holt. Upon passing Holt town centre to the left, continue until reaching Cromer Road on the left as signposted for Kelling Hospital. Follow Cromer Road until arriving at Eccles Way on the left-hand side. Continue along this road and the property will soon appear ahead.

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GROUND FLOOR
660 sq.ft. (61.3 sq.m.) approx.



TOTAL FLOOR AREA: 660 sq.ft. (61.3 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 misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 12/10/15



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lowest running costs		
(92-100) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc.co.uk		

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