



St. Nicholas Court Vicarage Street, North Walsham - NR28 9BY



Nicholas Court

Vicarage Street, North Walsham

NO CHAIN! This MAISONETTE FLAT offers the perfect FIRST-TIME Buy or INVESTMENT property. Boasting a LONG LEASEHOLD LENGTH of 110 years remaining, with AFFORDABLE SERVICE CHARGES and GROUND RENT coming in at £320 per annum, this property offers exceptional value. Situated in the HEART OF NORTH WALSHAM, convenience is at your fingertips with LOCAL AMENITIES just a stone's throw away, including bus routes, eateries, shops and doctors. Heading inside, to the ENTRANCE PORCH and up the staircase to the HALLWAY where TWO DOUBLE BEDROOMS can be found with a three piece FAMILY BATHROOM found at the far end. Finally, the 20' OPEN-PLAN KITCHEN/ DINING/ SITTING ROOM is located centrally with tall vaulted ceilings and Velux skylights making a great social space.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

- No Chain!
- Maisonette Flat
- Perfect First-Time Buy or Investment Property
- Long Leasehold Length 110 Years Remaning
- Service Charges & Ground Rent Only £320 PA
- Two Double Bedrooms
- 20' Open-Plan Kitchen/ Dining/ Sitting Room
- Located in the Heart of North Walsham

The property is located in North Walsham, a popular town situated approximately 19 miles from Norwich and 8 miles from Cromer. The property is conveniently located close to the town centre, with a rail link in the town on the Bittern Line which runs from Norwich to Cromer and Sheringham via the Norfolk Broads and stopping at Salhouse, Hoveton and Wroxham, Worstead and North Walsham. North Walsham offers a wide range of amenities including shops, all levels of schools, doctor's surgeries, etc.

SETTING THE SCENE

The development can be found from the street with off-road parking and one allocated space next to the main entrance.



THE GRAND TOUR

Stepping inside, the porch entrance offers integral storage and space to store coats and shoes with the carpeted stairway to the first floor accommodation. The first floor landing offers a L-shaped carpeted hallway with loft access above and generous integral storage. Immediately to the right, the 20' open plan kitchen, dining and sitting room offers an expansive social space with tall vaulted ceilings and Velux skylights above the sitting room creating a light and airy feel and superb sense of space. Fitted carpets can be found with a total three radiators ensuring the room is warm and cosy year round. The kitchen itself offers mosaic style flooring for ease of cleaning, additionally a range of wall and base storage cupboards can be found in a u-shaped configuration and offering integrated oven, hob, extractor and dishwasher. To the back of the property, two double bedrooms can be found, both offering uPVC double glazed windows, radiators and fitted carpets. Completing the accommodation, the family bathroom offers a three piece suite including shower over bath, with a radiator to one side and wood laminate flooring underfoot.

FIND US

Postcode : NR28 9BY

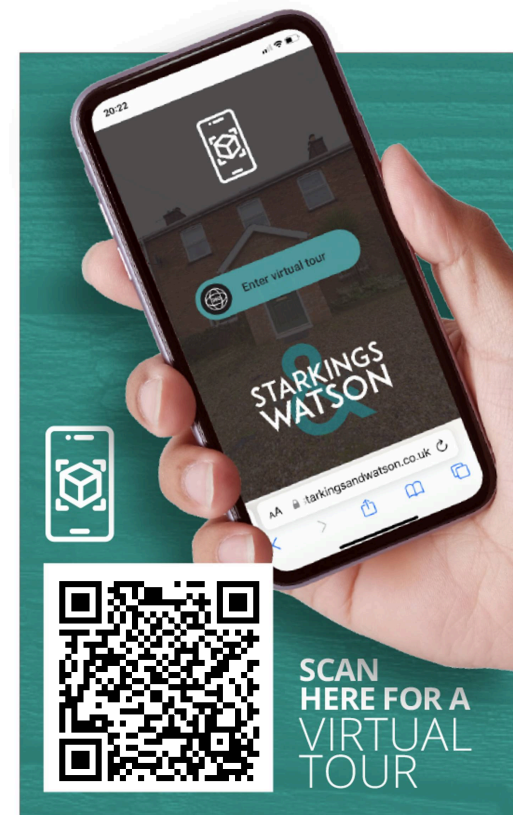
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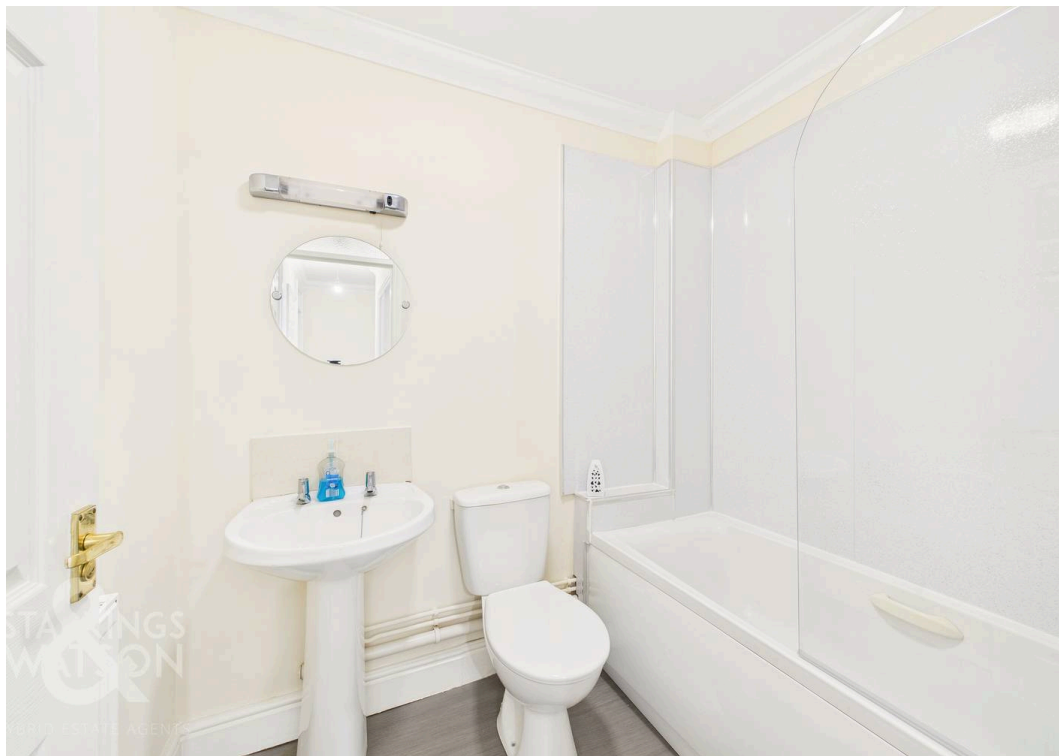
VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

This Property is offered on a leasehold basis with a 110 years remaining. A service charge of £310 is paid annually with a £10 PA ground rent also.







THE GREAT OUTDOORS

The development can be found from the street with off-road parking and one allocated space with ample space for visitors.



Approximate total area⁽¹⁾

667 ft²

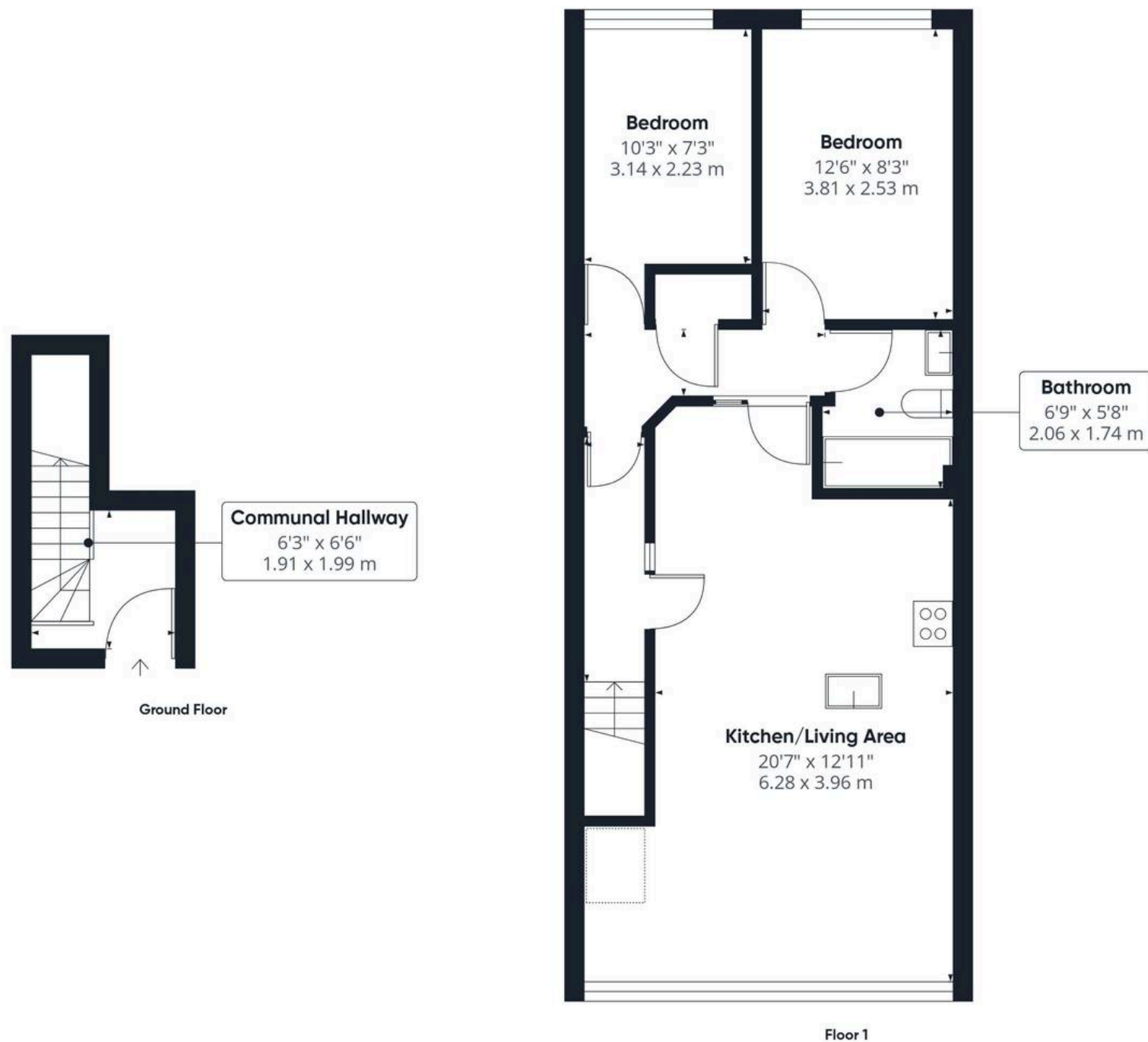
61.9 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.