

17 Angel Court 'A'

Cromer Road, North Walsham, Norfolk, NR28 0UN



PRICE: £130,000

Lease: 125 years from 1992

Property Description:

A TWO BEDROOM RETIREMENT APARTMENT SITUATED ON THE SECOND FLOOR

Angel Court was constructed by Harvey and Leech Limited and built on the site of the 18th Century Angel Hotel. The development comprises 17 one and two bedroom apartments on 3 floors served by a lift. In the event of an emergency there is a 24 hours Appello call system. It is a condition of purchase that residents be over the age of 55 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

Residents' lounge
Part-time Development Manager
24 hour Appello emergency call system
Communal Courtyard Garden
Minimum Age 55

Communal laundry

Lease: 98 YEARS FROM 1984



**For more details or to make an appointment to view, please contact
Mandy Abbott**



Total floor area 58.9 sq.m. (633 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For Financial Year Ending:

31/12/24

Annual Ground Rent:

£439.87

Ground Rent Period Review:

Next uplift 2028

Annual Service Charge:

£3,981.54

Council Tax Band:

B

Event Fees:

1% Transfer

0.5% Contingency

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.