



Flat 2, Red Lion Street, Aylsham, Norwich, NR11 6ER

welcome to

Flat 2, Red Lion Street, Aylsham, Norwich

NO ONWARD CHAIN!

An over 55's first floor apartment, with 2 Bedrooms master with en-suite shower room, Lounge, Kitchen & bathroom, set in the centre of popular Aylsham. Outside offers communal garden & parking.



Description

This is a rare opportunity to acquire a superb over 55's apartment, close to the centre in the popular market town of Aylsham - which offers a range of amenities to include shops, restaurants, pubs & has great transport links to Norwich City Centre and the North Norfolk Coast.

Offered with No Onward Chain, this property benefits of 2 Bedrooms (Main with En-Suite), Lounge, Kitchen & additional separate Bathroom. To the outside there is a communal garden, mainly laid to lawn with planted borders & a communal parking area a short distance from the property.

Entrance Hall

Telephone entry system & telephone point, cupboard, airing cupboard and under floor heating.

Lounge

14' 11" x 10' 5" (4.55m x 3.17m)

Front aspect double glazed window, under floor heating, telephone point and TV point. Opening to the kitchen.

Kitchen

10' 5" x 7' 1" (3.17m x 2.16m)

Fitted with a range of wall & base units, work surface over with single drainer sink unit and tiling. Range of Belling double oven, electric hob & cooker hood, integrated washing machine and dishwasher & integral fridge/freezer. Vinyl flooring with under floor heating and single glazed window.

Bedroom One

16' 9" max x 10' (5.11m max x 3.05m)

TV point, telephone point, under floor heating and front aspect double glazed window. Door to En-suite.

En-Suite

Fitted with shower cubicle, wash basin and low level WC. Heated towel rail, shaver point with light, extractor fan, part tiled walls and vinyl tile effect flooring.

Bedroom Two

10' 1" x 6' 6" (3.07m x 1.98m)

TV point, telephone point, under floor heating and front aspect double glazed window.

Bathroom

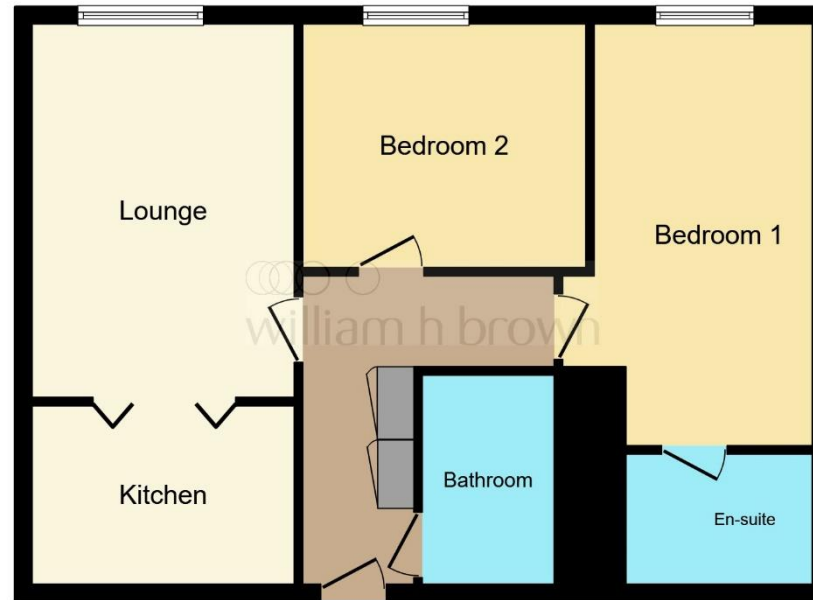
Suite comprises of low level WC, wash basin & bath. Heated towel rail, extractor fan, part tiled walls, vinyl tile effect flooring with under floor heating and single glazed window.

Outside

Cast iron gates open to communal garden, which is laid to lawn with planted borders & paved paths. A communal parking area is short walk from the property.

Agent's Note

Our Vendors inform us there are Ground Rent & Service Charges applicable and other restrictions apply. Please contact us on 01263 732525, for more details.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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welcome to

Flat 2, Red Lion Street, Aylsham, Norwich

- NO ONWARD CHAIN
- Over 55's Apartment
- 2 Bedrooms (Main En-suite)
- Lounge, Kitchen & Additional Separate Bathroom
- Communal Gardens & Parking
- Town Centre Location

Tenure: Leasehold EPC Rating: D

£140,000



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Oct 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
AYS108945 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyer's interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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