

# Millgate, Aylsham, Norwich, NR11 6HX



## welcome to

## Millgate, Aylsham, Norwich

>>> NO ONWARD CHAIN <<<

Viewing is highly recommended to appreciate all this Grade II Listed Ground Floor Flat has to offer! Located in the sought after Millgate of Aylsham, this property enjoys accommodation to include re-fitted Kitchen, Lounge, 2 Bedrooms & Bathroom.













#### Description

Offered with No Onward Chain don't miss this opportunity to purchase this deceptively spacious Ground Floor, Grade II Listed Apartment located in the heart of Millgate, Aylsham.

Aylsham offers a range of amenities to include shops, restaurants, pubs & has great transport links to Norwich City Centre and the North Norfolk Coast.

The property enjoys internal accommodation to include re-fitted Kitchen, generous Lounge with sash windows and shutters, 2 Bedrooms and Bathroom.

#### **Entrance Hall**

Access to cellar, radiator & built-in cupboard.

#### Lounge

19' 9" x 15' 1" (6.02m x 4.60m) TV point, 2 radiators and 2 sash windows with shutters.

#### **Re-Fitted Kitchen**

11' 2" x 7' 1" (3.40m x 2.16m) Fitted with a range of wall & base units, work surface over with tiled splash back and stainless steel sink & drainer unit, electric oven, gas hob with stainless steel cooker hood over, plumbing for washing machine and gas central heating boiler. Tiled flooring, radiator & window.

#### **Bedroom One**

12' 1" x 12' 9" (3.68m x 3.89m) Radiator & 2 sash windows.

#### **Bedroom Two**

9' 11" x 11' 2" (3.02m x 3.40m) Built-in cupboard, radiator & 2 sash windows.

#### Bathroom

Suite comprising WC, wash basin & bath with shower over. Tile effect flooring, radiator & window.



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 itability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalaent.com





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## Millgate, Aylsham, Norwich

- No Onward Chain
- Grade II Listed Ground Floor Flat
- 2 Bedrooms
- Re-Fitted Kitchen & Generous Lounge with Sash Windows
- Bathroom
- Sought After Market Town Location

### Tenure: Leasehold EPC Rating: Exempt

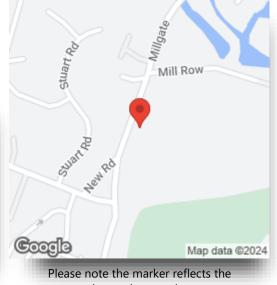
This is a Leasehold property with details as follows; Term of Lease 99 years from 27 Apr 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

## £170,000



### view this property online williamhbrown.co.uk/Property/AYS109068





postcode not the actual property



Property Ref: AYS109068 - 0002 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 buyers' 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.

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