









welcome to

7 Newmans Court, Fakenham

A ground floor one bedroom apartment which boasts a small courtyard garden to the side. Finished to the highest of standards and built by the renowned developers 'McNamara Property'. The apartment benefits from a 999 year lease starting from January 2017.













Entrance Hall

11' 6" x 3' 2" (3.51m x 0.97m)

Oak laminate flooring, ceiling lights, radiator, security alarm and door to the front.

Open Plan Kitchen / Lounge

15' 5" x 14' 8" (4.70m x 4.47m)

Kitchen with wall and base units with wood effect laminate worktops, integrated oven, induction hob, extractor, washing machine and fridge freezer, tiled splashbacks, radiator, oak laminate flooring, uPVC 3 aspect windows and French doors leading outside to the courtyard garden.

Bedroom One

12' x 7' (3.66m x 2.13m)

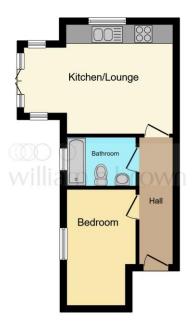
Double bedroom with recessed celling lights, radiator and uPVC window to the side.

Bathroom

Suite comprising of bath with shower over, WC, wash hand basin, electric chrome towel radiator, shaving point and frosted uPVC window to the side of the property,

Outside

French doors which lead on to the private walled courtyard. Laid with an artificial lawn for ease of maintenance, alley to the side providing storage and outside light.



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). Powered by www.focalagent.com





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- Ground floor
- Chain free
- Gas central heating
- Ramp access
- Courtyard Garden

Tenure: Leasehold EPC Rating: B

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£125,000









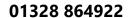
Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/FKM107899



Property Ref: FKM107899 - 0004 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 quidance 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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