



Warren Avenue, Fakenham NR21 8NP

welcome to

Warren Avenue, Fakenham

A fantastic 2 bedroom ground floor apartment within a popular residential area. Boasting spacious accommodation throughout, large lounge diner, kitchen, bathroom, two bedrooms & allocated parking. The apartment has a long lease and would make a perfect first time buy / BUY TO LET INVESTMENT.



Lounge

10' 9" x 15' 4" (3.28m x 4.67m)

Electric radiator and double glazed window to the front.

Kitchen

6' 3" x 9' 8" (1.91m x 2.95m)

Kitchen with wall and base units, electric oven, space for fridge, plumbing for washing machine, tiled splash back, boiler and double glazed window to the side.

Bedroom One

10' 3" x 8' 3" (3.12m x 2.51m)

Electric radiator and double glazed window to the side.

Bedroom Two

6' 7" x 7' (2.01m x 2.13m)

Electric radiator and double glazed window to the side.

Bathroom

Suite comprising bath with shower mixer taps, WC, wash hand basin, half tiled walls, wall fan heater, electric towel rail and double glazed window to the side.

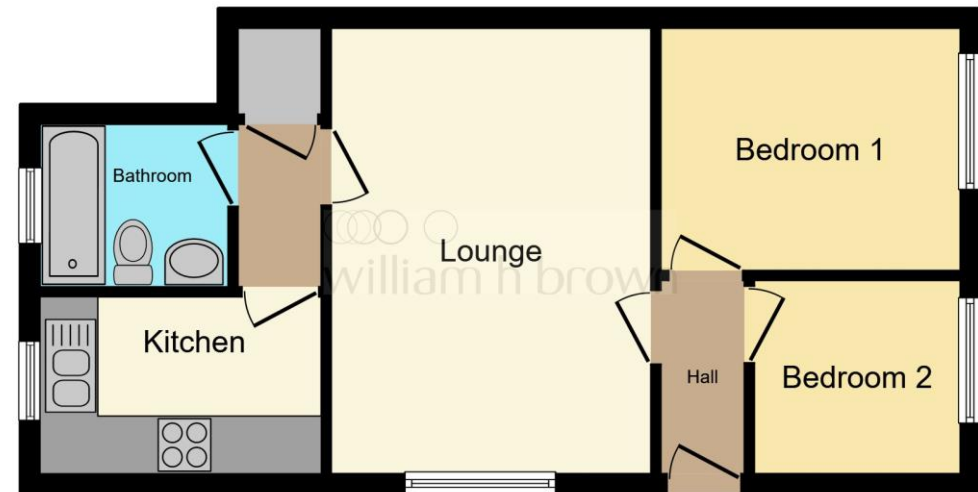
Outside

To the front is a pathway leading to the property with an area laid to lawn and mature shrub. The property also includes an allocated parking space for one car, as well as a communal area for drying laundry.

Agents Note

Service Charge - £500 a year

Ground Rent - £25 a year



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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welcome to

Warren Avenue, Fakenham

- TWO BEDROOM GROUND FLOOR APARTMENT
- LONG LEASE
- ALLOCATED PARKING
- NO ONWARD CHAIN
- SPACIOUS ACCOMMODATION

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 500.00

Ground Rent: 25.00

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.

offers in excess of

£115,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
FKM108516 - 0003

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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