



**Flat 10 Newmans Court, Fakenham NR21 9AJ**

**welcome to**

**Flat 10 Newmans Court, Fakenham**

William H Brown are delighted to offer this immaculate one-bedroom apartment to the market. Perfectly situated a short walk to the town centre - offering 1 double bedroom, family bathroom & open plan kitchen / living space. IDEAL FIRST TIME BUY / BUY TO LET.



### Open Plan Kitchen/ Living Area

15' 5" max x 11' 10" max ( 4.70m max x 3.61m max )

Radiator, ceiling spotlights. Kitchen with wall and base units, built in oven, extractor over, stainless steel sink with drainer, integrated fridge with ice box and washing machine. Triple aspect window to the side and one to the rear with fitted blind.

### Bedroom One

12' 2" x 7' 3" ( 3.71m x 2.21m )

Carpet, radiator and window to the side with fitted blind.

### Bathroom

Suite comprising of bath with shower over, WC, wash hand basin and window to the side with fitted blind.

### Outside

Permit parking is available in the nearby car park. Please contact North Norfolk District Council for more information regarding this.



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](http://www.focalagent.com)



***view this property online*** [williamhbrown.co.uk/Property/FKM108573](http://williamhbrown.co.uk/Property/FKM108573)





**welcome to**

## **Flat 10 Newmans Court, Fakenham**

- ONE BEDROOM APARTMENT
- NEWLY BUILT 2018
- LONG LEASE
- TOWN CENTRE LOCATION
- NICELY PRESENTED

Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 1500.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2017.  
Should you require 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/FKM108573](http://williamhbrown.co.uk/Property/FKM108573)



Property Ref:  
FKM108573 - 0005

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.

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.



**william h brown**



**01328 864922**



[Fakenham@williamhbrown.co.uk](mailto:Fakenham@williamhbrown.co.uk)



Royal Oak House 18 Oak Street, FAKENHAM,  
Norfolk, NR21 9DY



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**