



Swann Grove, Holt NR25 6DP

welcome to

Swann Grove, Holt

A one bedroom apartment in this favoured North Norfolk town with garden, parking & vacant possession. Offered with a share of the freehold.



**Entrance Door To;
Entrance Lobby**

Stairs to first floor.

Landing

Door to;

Sitting Room

16' 8" max x 11' 7" (5.08m max x 3.53m)

Double glazed window to front, television point,
electric storage heater.

Inner Lobby

Airing cupboard housing the water tank.

Kitchen

9' 10" x 6' 5" (3.00m x 1.96m)

Double glazed windows to front and side, vinyl
flooring, stainless steel sink, built in oven, hob and
hood, recess for washing machine.

Bedroom

15' 2" x 9' 5" max (4.62m x 2.87m max)

Electric storage heater, 2 double glazed windows to
rear, built in cupboard.

Bathroom

Panelled bath with shower above and folding screen,
wc, wash basin, double glazed window to side,
electric wall heater, extractor.

Outside

Allocated parking, small store and garden area.



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Swann Grove, Holt

- No onward chain
- 1 Bedroom
- Electric heating
- Allocated parking space
- Garden area

Tenure: Leasehold EPC Rating: Exempt

£125,000



Please note the marker reflects the postcode not the actual property

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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.



Property Ref:
HOL106294 - 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 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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