



**Lees Terrace, Holt NR25 6JL**

**welcome to**

**Lees Terrace, Holt**

Viewing is strongly recommended of this beautiful two bedroom town centre apartment which is a succesful holiday let offering income potential.



**External Stairs At Rear  
Entrance Door To;  
Entrance Hall**

Radiator, stairs to 2nd floor, vinyl flooring.

**Bedroom**

9' 7" x 8' 2" ( 2.92m x 2.49m )

Double glazed window to rear, radiator, carpet, reading lights.

**Shower Room**

Shower, heated towel rail, wc, wash basin, marble worksurfaces with cabinets under, tiled floor, 1/2 tiled walls.

**Bedroom**

10' 6" + recess x 8' 2" ( 3.20m + recess x 2.49m )

Double glazed window to front, radiator, carpet, fitted cupboards, reading lights.

**2nd Floor**

**Kitchen/Diner/Sitting Room**

27' 2" x 12' 8" ( 8.28m x 3.86m )

Overall, stunning views over Holt through a full width window, radiator, vinyl flooring, kitchen comprising wall and base cabinets with marble work surfaces, integrated wine cooler, built in oven, hob and hood, inset 1 1/2 bowl sink, built in washing machine, built in slimline dishwasher, built in fridge and freezer, double glazed window to front.

**Outside**

South facing balcony.



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## **Lees Terrace, Holt**

- Guide price £300,000 - £325,000
- Open plan living space with great views
- Town centre
- Balcony
- Ideal 'lock up and leave'

Tenure: Leasehold EPC Rating: D

Council Tax Band: Deleted Service Charge: 600.00

Ground Rent: Ask Agent

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.

guide price

**£300,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HOL106481 - 0006

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