







## welcome to

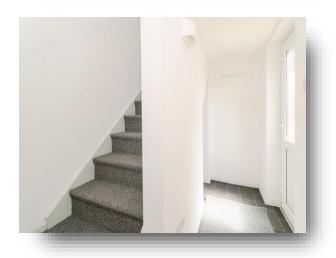
## **Hastings Court, Briston Melton Constable**

A one bedroom flat with new kitchen, new bathroom, new carpets, freshly decorated and benefitting from garden and parking.













# **Entrance Door To; Entrance Hall**

Satirs to first floor.

#### Landing

Built in cupboard.

### **Sitting Room**

13' x 11' 4" ( 3.96m x 3.45m )

Electric storage heater, television point, telephone point, double glazed window to front. Open to;

#### Kitchen

10' max x 6' ( 3.05m max x 1.83m )

Newly fitted, wall and base cabinets with worktops, stainless steel sink, double glazed window to side, nivly flooring, built in oven, hob and hood.

#### Inner Hall

Airing cupboard housing water tank, electric storage heater, loft hatch.

#### **Bedroom**

11' 6" x 7' 9" + door recess ( 3.51m x 2.36m + door recess ) Electric heater, double glazed window to rear.

#### **Bathroom**

Panelled bath with shower above and screen, wc, double glazed window to rear, wash basin, extractor, vinyl flooring.

#### Outside

Garden and allocated parking.





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## **Hastings Court, Briston Melton Constable**

- One bedroom flat
- New kitchen & bathroom
- Freshly decorated
- Garden
- Parking

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 290.00

Ground Rent: 50.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

## £119,000









Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/HOL106448



Property Ref: HOL106448 - 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 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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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.