



**Partridge Way, Holt NR25 6GG**



**welcome to**

**Partridge Way, Holt**

40% SHARE. A fantastic opportunity to purchase this modern shared ownership home in the popular town of Holt. Beautifully presented, featuring lounge, stylish fitted kitchen/dining room with double doors to the rear, convenient downstairs cloakroom, bathroom, fully enclosed low maintenance garden.



### Entrance Hall

Door to the front, stairs to the first floor and tiled floor.

### Lounge

16' x 10' 3" ( 4.88m x 3.12m )

TV point, telephone point, radiator, understairs cupboard, laminate flooring, fitted blinds and double glazed window to the front and side.

### Kitchen

13' 8" x 8' 8" ( 4.17m x 2.64m )

Kitchen with wall and base units, electric oven, gas hob, extractor, built in fridge freezer, plumbing for washing machine, stainless steel sink with drainer, tiled splash back, radiator, laminate flooring, patio door to the rear and double glazed window to the rear.

### Cloakroom

WC, wash hand basin, radiator and vinyl floor.

### Landing

Loft access and carpet.

### Bedroom One

13' 7" x 8' 11" ( 4.14m x 2.72m )

Radiator, carpet and double glazed window to the rear.

### Bedroom Two

13' 8" max x 8' 9" ( 4.17m max x 2.67m )

Radiator, carpet and double glazed window to the front.

### Bathroom

Suite comprising of bath with shower above, WC, wash hand basin, shaver point, radiator, vinyl flooring, part tiled and double glazed window to the side.

### Outside

A path leads to the front porch with flower bed. The rear garden features a patio dining area with artificial grass and fully enclosed by fence.

### Agents Note

The asking price represents a 40% share, with rent payable on the remaining share of £458.40 per month which includes the service charge.

Interested parties will need to complete an application form which will be submitted to the housing association, who in turn will arrange for an affordability assessment to be carried out.



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## **Partridge Way, Holt**

- 40% SHARED OWNERSHIP PROPERTY
- TWO DOUBLE BEDROOMS
- CLOAKROOM
- ENCLOSED REAR GARDEN
- PARKING FOR TWO CARS

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 458.40

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 10 Sep 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £104,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HOL106698 - 0003

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