



10 Regal Court, Holt

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## 10 Regal Court, Holt, Norfolk NR25 6HW

North Norfolk Coast: 3 mile

Norwich: 20 miles

A spacious ground floor 2 bedroom luxury apartment in a small select development. Conveniently located in a quiet lane two minutes walk from Holt High Street and its extensive amenities. The property also enjoys a courtyard garden and allocated parking.

There is no onward chain.

**Guide Price £349,950**



## The Property

Regal Court is a small select development of luxury apartments constructed in 2006 by award winning local developer Derek Foreman Housebuilders Ltd. Situated in a quiet and peaceful location yet only a stone's throw from the town centre, Regal Court was constructed to a very high specification. Apartment 10 is located to the rear of the development and is a spacious ground floor apartment with accommodation briefly comprising an entrance hall, a good size double aspect sitting room, a well-fitted out kitchen area, a master double bedroom with en suite facilities, a further double bedroom and a well fitted-out bathroom. Other benefits include gas fired central heating, wooden sash-style sealed unit double glazed windows and coved ceilings. Outside the property has its own south facing paved private courtyard and one allocated parking space and guest parking. There are also communal grounds that surround the development. The property is being sold with no upward chain.

## Location

The town of Holt was first mentioned in the Domesday Book (1086) when it was credited with five water mills, a market and its own Port of Cley, which was attached to the Holt Manor. In 1708 the great fire of Holt destroyed much of the town centre, which accounts for the Georgian architecture that is found in the town today. The centre of the town comprises mainly of individual shops and businesses where a friendly and personal service still remains. The town is also home to Gresham's Public School. The North Norfolk coastline is about four miles distant with Salthouse, Cley, Blakeney and Morston all within easy reach. The County City of Norwich is just over twenty miles distant from where there is a fast rail service to London Liverpool Street.

## Directions

Leave Holt High Street heading towards the Cromer Road. After passing the Adnams shop on your right hand side turn left into Peacock Lane. Proceed for around 100 yards whereupon you will find Regal Court situated on your left hand side. Turn left into the development and proceed to the rear where you will find number 10 situated in the left hand corner.

## Accommodation

The accommodation comprises -

Front door, leading to -

### Entrance Hall

Wooden laminated flooring, radiator, coats cupboard, mains smoke alarm, inset ceiling spotlights.

### Sitting Room (24'5 x 16'7, double aspect)

Wood fire surround with stone effect electric fire, two radiators, inset ceiling spotlights, telephone, television and FM point. French doors leading to the courtyard garden.

### Kitchen Area (11' x 9')

Fitted range of quality base units with working surfaces over, inset one and half bowl sink unit with mixer tap, integrated fridge, electric double oven, electric surface hob, extractor hood, plumbing for automatic washing machine, glass splashbacks, further range of matching wall units, gas fired Worcester Bosch combination boiler for central heating and domestic hot water, tiled floor.

### Master bedroom (19'8 x 11'8 max)

Two radiators, wooden laminate flooring, inset ceiling spotlights, two fitted wardrobes and chest of drawers, telephone and television point.

### En suite

Wc, vanity unit with basin over, bidet. Radiator, shaver point, inset ceiling spotlights, fully tiled floor and walls.

### Bedroom Two (15' x 12'2)

Wooden laminate flooring, inset ceiling spotlights, radiator, television point.

### Bathroom

Panelled bath, vanity unit with basin over, wc, radiator, shaver point, inset ceiling spotlights, fully tiled floor and walls.

## Curtilage

French doors lead from the sitting room to a south facing courtyard garden measuring 20' x 10', this is brick-weaved with an inset shrub bed and a personal door leading to the parking area. The courtyard is fully enclosed by high wooden panelled fencing giving a good degree of privacy. Within the complex there is also one allocated parking space for the apartment and visitor parking. The complex is surrounded by communal gardens.

## General Information

**Tenure:** Leasehold, the original lease was 999 years, granted in 2006. The property is currently managed by Edward Watson Partnership. Management fees are £1986.63 per annum and cover the sinking fund, the grounds, servicing of the lift, maintenance and general repair of the outside of the property and the lobby and communal areas, individual window cleaning, gardening and external lighting, buildings insurance, outside painting of windows and the intercom. The breakdown of the charges are available from the sole agents office.

**Tax Band:** D (2023/24 –( £2142.02)

**Energy Performance Certificate:** Band C.

**Local Authority:** North Norfolk District Council 01263 51381

**Services:** All mains services are connected.

**Viewing:** Strictly via the sole agents, Pointens Estate Agents. Telephone: 01263 711880.

**Ref:** H 313153.

**Agents Note:** Intending purchasers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

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We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

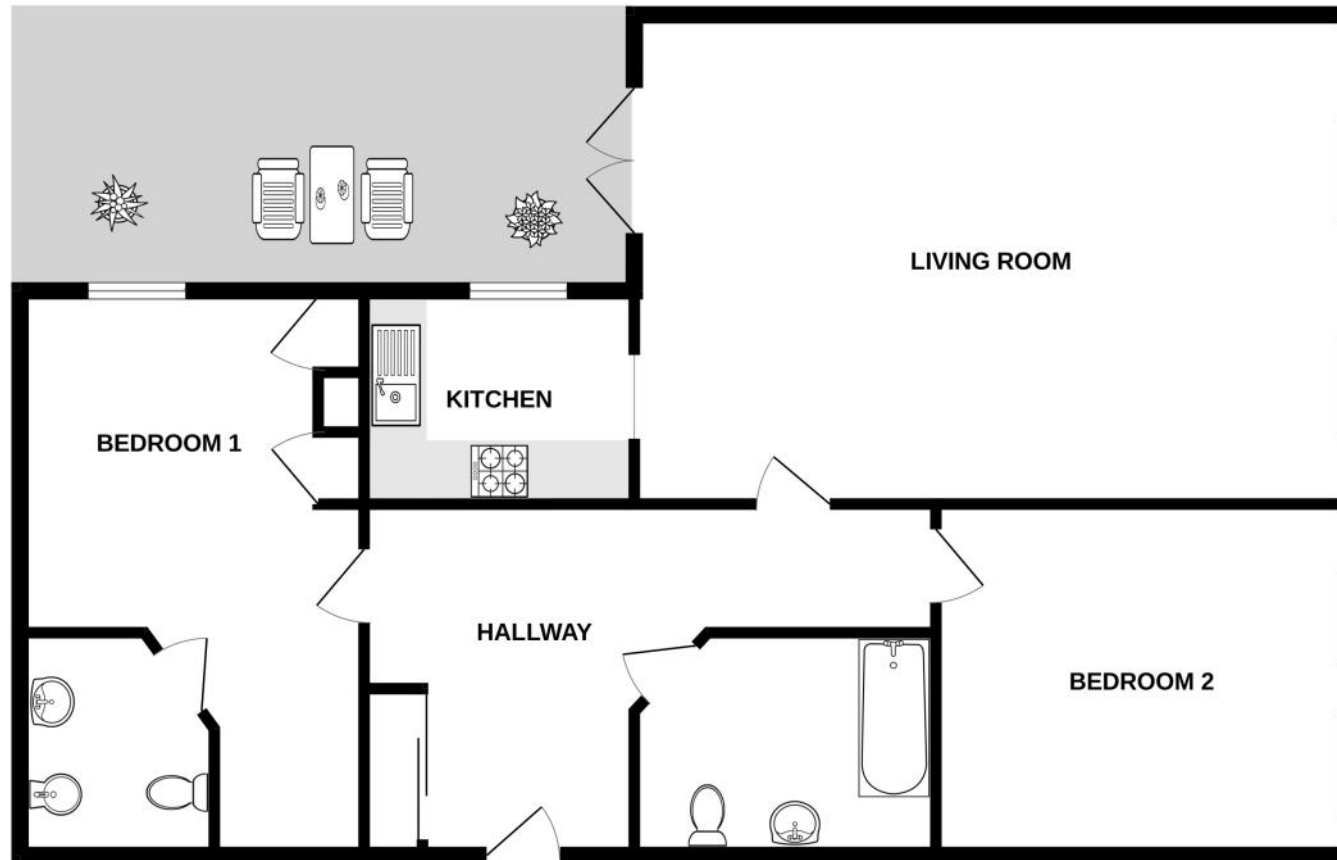
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GROUND FLOOR  
1091 sq.ft. (101.3 sq.m.) approx.



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TOTAL FLOOR AREA : 1091 sq.ft. (101.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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