



1 Kerridge Court, Holt

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**Pointens**



## The Property

The property offered for rent is a well appointed ground floor two bedroom apartment located just a stone's throw from all the shops and amenities of Holt town centre. The apartment comes with an allocated parking space, a visitor's parking area and access to outside communal space.

## Location

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 Salhouse, 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

Turn left between the Premier shop and Lloyds Bank, proceed for around 50 yards whereupon you will find Budgens Supermarket and car park. Kerridge Court is located a further 50 yards directly in front of you with the access door to the rear of the building.

## Accommodation

The accommodation comprises:

**Ground Floor**, shared entrance with intercom.

### Entrance Hall

Coats cupboard, airing cupboard with shelving and hot water tank, night storage radiator, entry 'phone.

### Sitting Room (13'4 x 12,10)

Night storage radiator, television and telephone point.

### Kitchen/diner (12'10 x 8'2))

Range of base units with work surfaces over, inset single drainer sink, plumbing for washing machine. Double oven and hob with re-circulating hood over, matching wall units, .

### Bedroom One (11' 9 x 10'6)

Electric convector heater.

### Bedroom Two (10'5 x 9'7)

Electric convector heater. Television Point

### Bathroom

Wc, pedestal washbasin, panelled bath with shower over, heated towel rail, shaver point, wall mounted electric convector heater.

## Curtilage

To the rear of the building there is an allocated parking space for one vehicle, a visitor's parking area and communal grounds.

## General Information

**Rent:** £950 per calendar month payable in advance.

**Type of let:** Unfurnished assured shorthold tenancy.

**Damage Deposit:** £750 refunded at the end of the tenancy if no claim is justified.

**Services:** The tenants will be responsible for all services and council tax.

**References required:** Bank, employment and present or previous landlord. We also carry out a credit check.

**Fees:** There will be a £150 holding deposit, the latter being refunded from the first month's rent.

**Restrictions:** Potential tenants must view the interior of this property prior to submitting an application. NO PETS

**Availability:** This property is available April 2025

**Term of tenancy:** Initially 6 or 12 months.

**Tax Band:** C (2024/24 -£1996.34.

**Local Authority:** North Norfolk District Council, tel: 01263 513811.

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

**Ref:** 313208L..

## Important Notice

Messrs. Pointens for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that:

These particulars have been prepared in accordance with the Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers, and they do not constitute part of an offer or contract.

Please note that: Photographs may have been taken with the use of a wide-angle lens

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.

Intending purchasers, particularly those who will be travelling some distance are advised to check with us first on the availability of the property and on any points which are of particular importance to them.

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