



19 Kerridge Court, Holt

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Pointens





**19 Kerridge Court,
Holt, Norfolk NR25 6AY**

North Norfolk Coast 3 miles,

Norwich 20 miles

A well appointed first floor two bedroom flat. The property is situated in an ideal location being just a short stroll from Holt High Street and all its extensive amenities.

GUIDE PRICE £195,000



The Property

The property offered for sale is a two bedroom first floor flat, quietly located yet in the heart of Holt and close to all the extensive amenities the town has to offer. The accommodation comprises a ground floor entrance hall with stairs leading to the first floor landing and the front door. The front door leads to an entrance hall, sitting room and a fitted kitchen together with two double bedrooms and a bathroom. The property also has the benefit of electric night storage radiators and UPVC sealed unit double glazed windows. Outside, there are communal grounds with bin and drying areas and an allocated parking space plus a visitor's parking area. The property has no onward 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 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

On foot from the Agent's office, turn left, then turn right between the Joules and the White Stuff shops. Walk past Hayes & Storr Solicitors and through the Budgens car park. Turn left into Kerridge Way then take the first turning on your right which will take you to the rear of the flats where you will find the parking area and the entrance to the flat.

ACCOMMODATION

The accommodation comprises:-

Front Door:

Leading to:-

Entrance Hall

Entry telephone, night storage heater, two coat cupboards. Airing cupboard with factory lagged tank and fitted shelving. Telephone point.

Sitting Room (13' 2 x 13)

Television point., telephone point, night storage radiator.

Kitchen/diner (13' x 8'3)

A good range of fitted base units with working surfaces over. One and half bowl sink unit. Fitted oven, electric service hob, re-circulating hood. Washing machine and fridge. Tiled splashbacks, range of matching wall units, night storage radiator. Velux window.

Bedroom One (15' x 11'7)

Electric panel heater, television point.

Bedroom Two (10'4 x 10'4)

Electric panel heater, Velux window.

Currently being used as a dining room.

Bathroom

Panelled bath, shower over, shower screen. Pedestal wash basin, W.C., heated towel rail, electric shaver point. Half tiled walls, electric wall mounted heater. Velux window.

Curtilage

Outside, there are communal grounds with bin and drying areas and an allocated parking space plus a visitor's parking area.

General Information

Tenure: Leasehold.

Council Tax Band: C (2025/26—£2091.70)

Local Authority: North Norfolk District Council Tel: 01263 513811.

Energy Performance Certificate: To be advised.

Services: Mains water, electricity and drainage are connected.

Viewing: Strictly via the sole agent, Pointens Estate Agents, tel: 01263 711880.

Tenure: Leasehold, the property is held on a 999 year lease which commenced in 1989. The annual service charge is £1060.00 and includes maintenance of the communal areas, building insurance and maintenance of the grounds.

Ref: H 313316.



Important Notice

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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

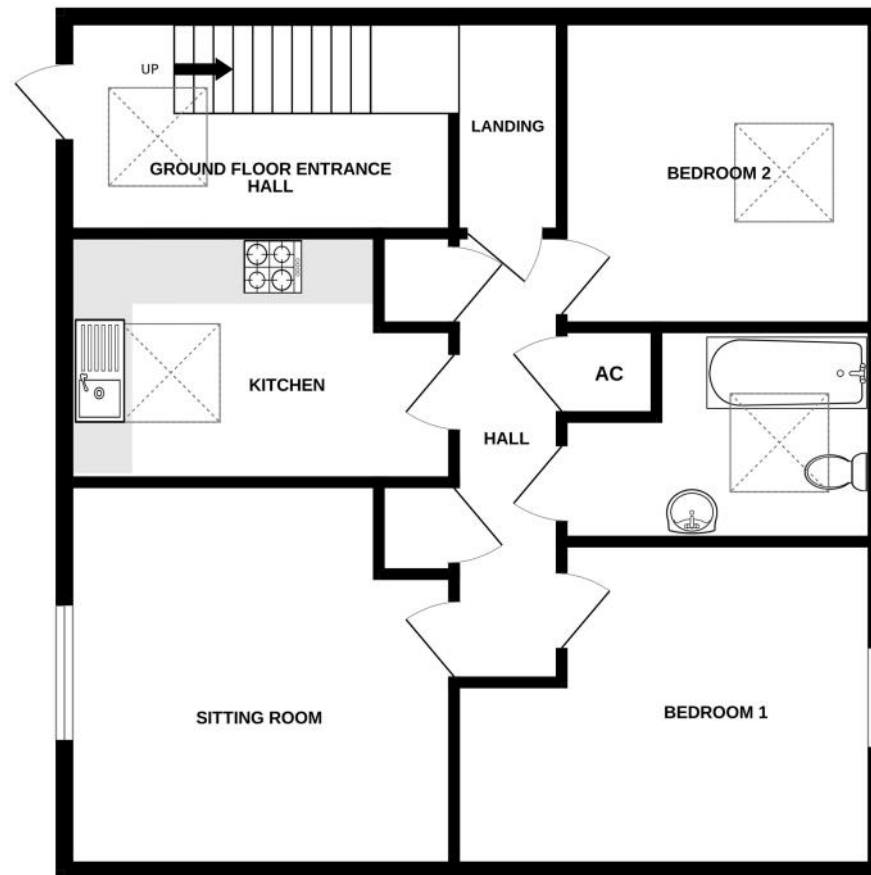
We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

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.

No person in the employ of Pointens has any authority to make or give any representations or warranties in relation to this property or these particulars, nor to enter into any contract on behalf of the Vendor or Lessor.



FIRST FLOOR
773 sq.ft. (71.8 sq.m.) approx.



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TOTAL FLOOR AREA: 773 sq.ft. (71.8 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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