



5 Regal Court, Holt

rightmove 

Independent Estate Agents

Pointens





**5 Regal Court, Holt
Norfolk NR25 6HW.**

North Norfolk Coast 3 miles, Norwich 20 miles

A spacious and well appointed three 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 has no onward chain.

GUIDE PRICE £375,000



The Property

The property offered for sale is a modern built luxury apartment situated in a popular residential area only a short walk from Holt Town Centre and its extensive services and amenities. The spacious accommodation is in excellent order throughout and comprises a communal entrance hall, a lift and stairs leading to the first floor and to the property's front door which in turn leads to an entrance hall, a 24' lounge/diner and a well fitted out kitchen plus a double size master bedroom with en-suite, two further double bedrooms and a bathroom. The property also enjoys the benefit of sealed unit double glazing and gas fired central heating throughout. Outside, the property has a shared west facing balcony on the first floor and in addition there are well kept communal grounds and an allocated parking space together with visitors parking.

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

From the agent's office, proceed along the High Street towards the Memorial. Bear left and pass the old Post Office. Take the next left turn into Peacock Lane. After around 50 yards you will find the property located on your left hand side.

Accommodation

The accommodation comprises of:-

Communal Entrance

A lift and stairs leading up to the first floor.

Front Door - leading to:- Entrance Hall

Built in coats cupboard, radiator.

Sitting Room / Diner (24'4 x 14'6 double aspect)

Two radiators, wall mounted intercom system, an opening to:-

Kitchen (19' 1 x 7')

A galley style kitchen with a good range of base units with granite effect work surfaces over. Inset stainless steel sink unit with mixer taps. Built in eye level double oven and grill, four ring electric hob with a stainless steel extractor hood over. Built in dishwasher, fridge and freezer. Space for washing machine. A range of matching wall units, tiled floor. Gas fired boiler for central heating and domestic hot water.

Bedroom One (18' 3 x 12'1)

Built in wardrobes, vanity unit, radiator. Door to:-

En-Suite

White three piece suite, comprising of a WC, vanity unit with basin over and a large walk in shower unit. Radiator.

Bedroom Two (16'6 x 13'9)

Built in wardrobes and vanity unit. Storage cupboard and radiator.

Bedroom Three (12'1 x 10'3)

Built in storage cupboard, radiator.

Family Bathroom

Panelled bath with shower over, vanity unit with washbasin over, WC, Radiator.

Curtilage

Outside there are well kept communal grounds and an allocated parking space together with visitors parking. The apartment also enjoys a shared west facing first floor balcony.

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 £3216 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 Ground rent is £67 per annum

Services: All mains services are connected

Council Tax Band: E (£2876.08, 2025/2026)

Energy Performance Certificate: B

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

Viewings: Strictly via the sole agents, Pointens Estate Agents, Tel: 01263 711880.

Reference: H313373.

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.

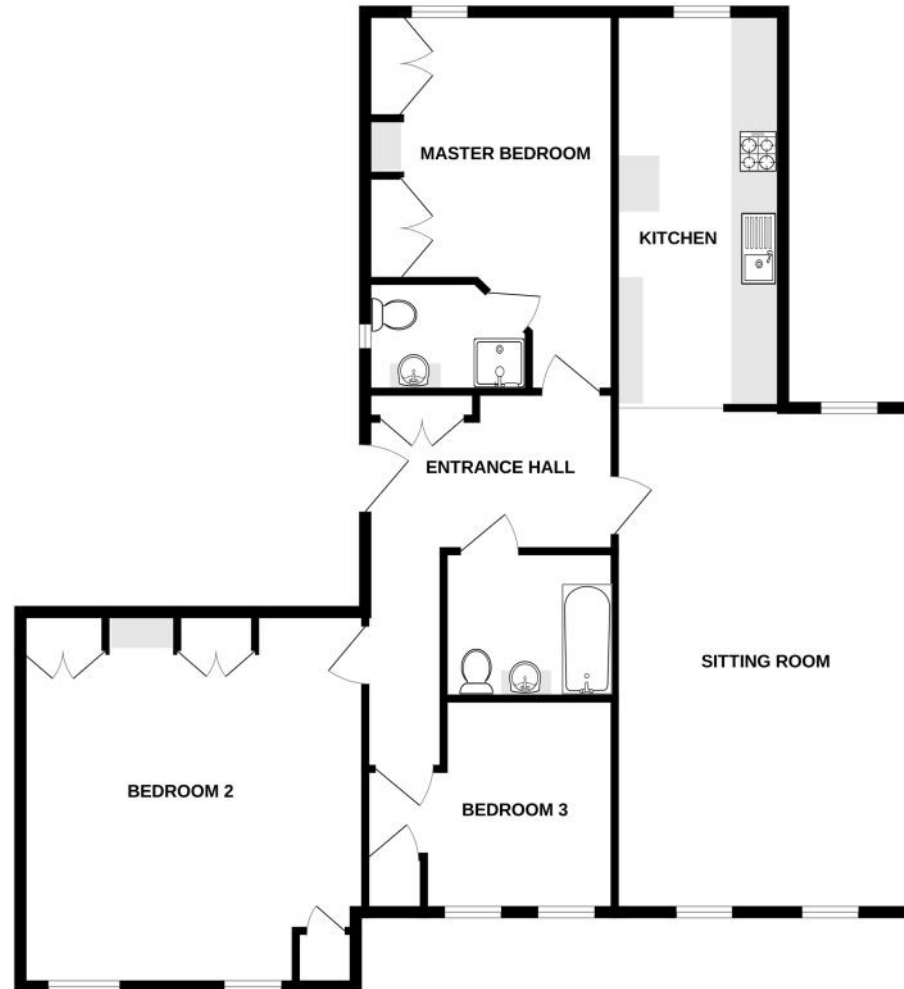
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We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability. Intending purchasers, particularly those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



5 REGAL COURT, HOLT, NR25 6HW

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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