



## Flat 5, The Grange, 48 Yarmouth Road, North

Offers Over £200,000

- NO ONWARD CHAIN
- CHARACTERFUL PROPERTY
- COMMUNAL GARDENS
- CLOSE TO NORTH WALSHAM MARKET TOWN
- BRIGHT AND SPACIOUS ACCOMMODATION
- TWO ALLOCATED PARKING SPACES
- RESIDENTS LIFT
- MAIN BEDROOM WITH ENSUITE

# 48 Yarmouth Road, North Walsham NR28 9AT

**\*NO ONWARD CHAIN\*** A unique, characterful and spacious three bedroom apartment set within 'The Grange', ideally located just a short distance from the popular market town of North Walsham. The property benefits from allocated off road parking and well maintained communal grounds.



Council Tax Band: B



## **DESCRIPTION**

Arnolds Keys present this beautiful, characterful first floor apartment set within 'The Grange', one of North Walsham's most recognised architectural landmarks and is situated within a highly sought after residential area approximately 0.5 miles from the Town centre itself, Converted into six unique apartments set over three floors in 1997, The Grange boasts imposing architecture, opulent common areas with many original features, a convenient passenger lift, a mixture of private & communal gated grounds and two allocated parking space. The apartment boasts bright and and generously proportioned living spaces to include; hallway, living/dining room, kitchen, three bedrooms; one with ensuite, and a shower room.

## **ENTRANCE HALL**

Wall mounted security entry phone, carpeted flooring, radiator.

## **LOUNGE**

Single glazed bay window to side and single glazed feature window to front aspect. Carpeted flooring, picture rail and wall lights. Feature fire place and radiator. Wall mounted heating thermostat, door to kitchen and door to inner hallway.

## **KITCHEN**

Two feature windows with arched glazed top light to front. Fitted with wall and base units with work surface and inset stainless steel sink with mixer tap and rinse bowl. Stainless steel gas hob with stainless steel splash back and electric oven, stainless steel extractor hood over. Built-in washing machine, dishwasher and fridge/freezer. Laminate flooring.

## **BEDROOM 1**

Single glazed sliding sash box bay window and single glazed timber frames window to the front, carpeted flooring, radiator. Door to ensuite.

## **ENSUITE**

Suite comprising pedestal wash hand basin, low level WC, panel sided bath with mixer tap and shower attachment. Extractor fan, heated towel rail. Tiled walls.

## **BEDROOM 2**

Single glazed window to rear. Carpeted flooring, smooth ceiling and radiator.

## **SHOWER ROOM**

Suite comprising pedestal wash hand basin with mixer tap, low level WC, double shower cubicle with rain head attachment. Radiator and tiled walls.

## **BEDROOM 3**

Double glazed window to the side. Carpeted flooring, smooth ceiling. Radiator. Central heating boiler behind cupboard.

## **OUTSIDE**

Double gates leading to communal parking area where two allocated parking spaces are provided with the apartment. There is a communal garden, mainly laid to lawn with mature hedging, shrub beds, trees and seating benches. There is also a clothes drying area and a private shed for the apartment.

## **AGENTS NOTE**

The property is held Leasehold with 983 years remaining. Please contact the agents for details of service charge and ground rent.

Council Tax Band B

EPC Rating D.

Service charge: £100 per month (£1,200 PA)

Ground rent: £100 PA

990 years on lease



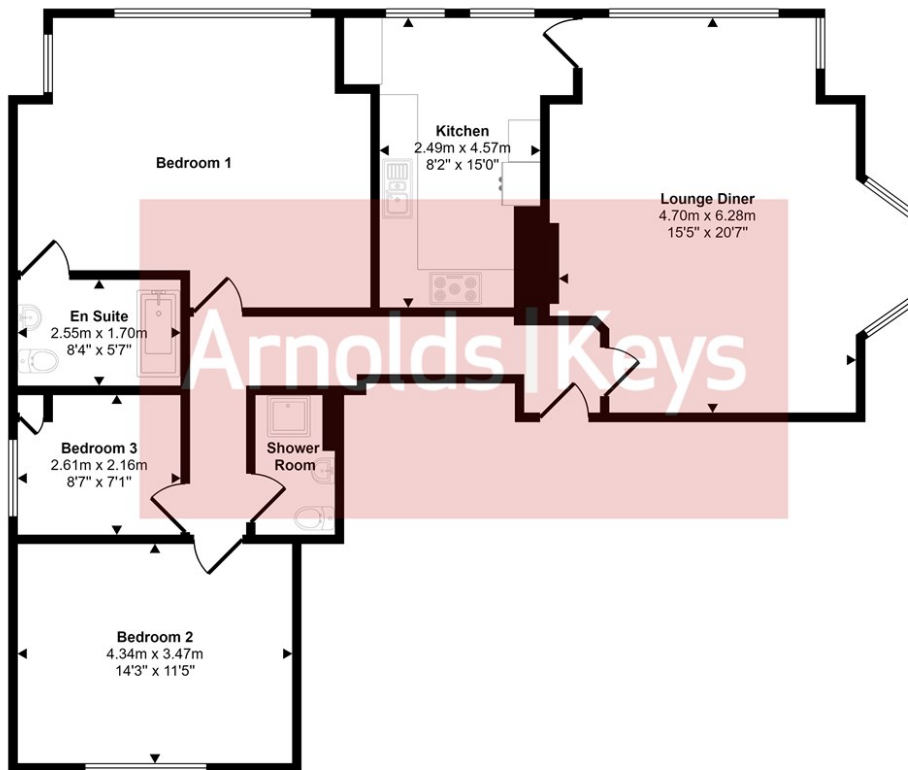
## Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>80</b>
(69-80) <b>C</b>		<b>67</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Approx Gross Internal Area  
107 sq m / 1153 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250.