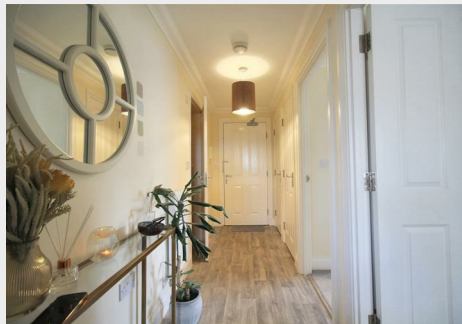


# Arnolds | Keys



## Apartment 5, 3, Smedley House Smedley Close, North Walsham, NR28 0FL

Guide Price £190,000

- POPULAR DEVELOPMENT CLOSE TO TRAIN STATION
- OPEN PLAN KITCHEN/LIVING ROOM
- ALLOCATED PARKING
- MAIN BEDROOM WITH ENSUITE
- EASY TRANSPORT LINKS TO NORWICH, WROXHAM & CROMER
- MODERN DEVELOPMENT IDEAL FOR EASY LIVING
- FIRST FLOOR APARTMENT
- BEAUTIFULLY PRESENTED

# Apartment 5, 3, Smedley House Smedley Close, North Walsham NR28 0FL

This elegant first-floor apartment is conveniently located within a short distance of North Walsham's amenities. Constructed by the renowned Hopkins Homes, this modern apartment is perfect for first-time buyers or investors. It boasts two bedrooms with built-in wardrobes, including an en-suite in the main bedroom, tasteful finishes throughout, and designated parking.



Council Tax Band: A



## **Description**

This beautiful apartment is situated just a few minutes away from the amenities of North Walsham. Built by the reputable Hopkins Homes, this stylish first-floor apartment is ideal for first-time buyers or property investors. The property features two bedrooms with built-in storage, including an en-suite to the main bedroom, charming finishes throughout, and allocated parking.

## **Entrance Hall**

Door to communal area, entry phone system, wood laminate flooring, radiator, two built-in storage cupboards, doors leading to bathroom, bedroom two, main bedroom and living room.

## **Lounge**

Carpeted, two double-glazed windows, tv connection point, two radiators.

## **Kitchen**

Tiled flooring, four ring gas hob with extractor hood, electric oven, stainless steel 1.5 bowl sink drainer, washing machine, tumbler dryer, fridge freezer, floor and wall mounted cabinets.

## **Main Bedroom**

Dual aspect, two double-glazed windows, carpeted, radiator, built-in wardrobes, ensuite bathroom.

## **En-suite**

Laminate flooring, shower cubicle, w/c, radiator, double-glazed obscured window, enamel pedestal sink, electric shaver socket.

## **Bedroom Two**

Carpeted, two built-in wardrobes, radiator, double-glazed window

## **Bathroom**

Laminate flooring, WC, enamel pedestal wash hand basin, pannelled bath with mains shower attachment.

## **External**

Designated parking space number 5

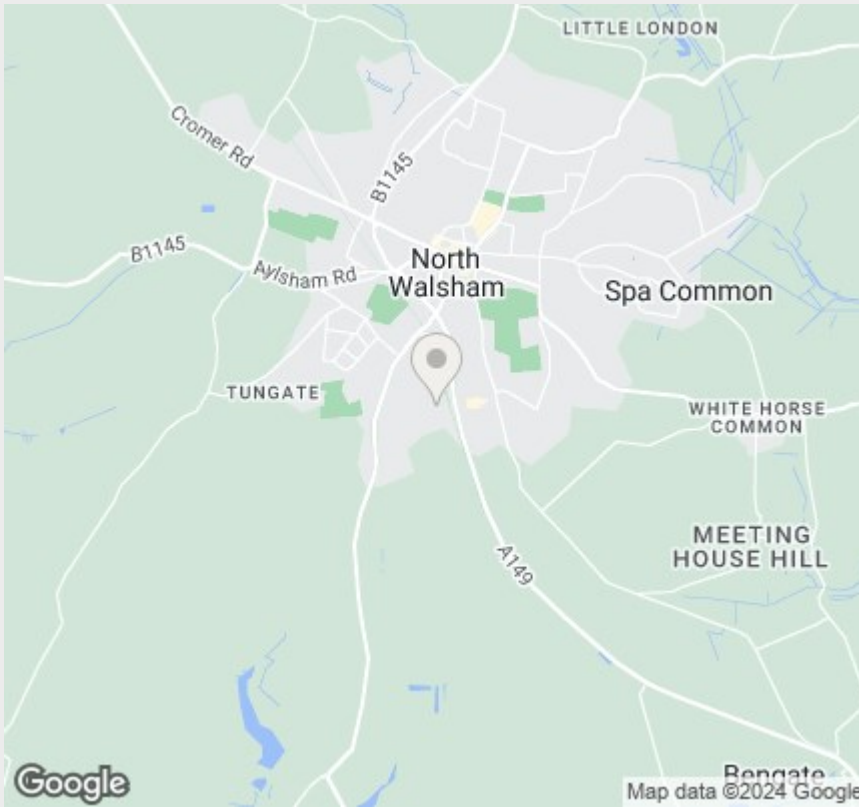
## **Agents Notes**

Leasehold - 117 years remaining approx

Service Charge - £943.42 pa

Ground Rent - £115.00 pa


Council Tax - North Norfolk - Band A



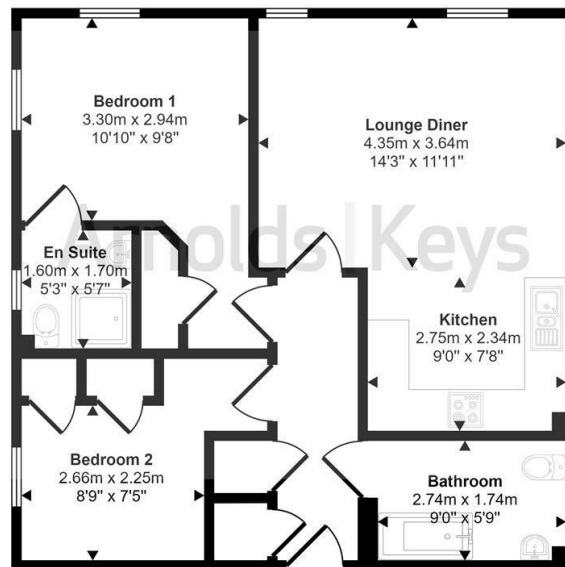
## Viewings

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>84</b>	<b>84</b>
(69-80) <b>C</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  
63 sq m / 674 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.

