



Flat 4, 9 Penfold Street, Aylsham, Norfolk, NR11 6ET

Offers Over £160,000

- GROUND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- PRIVATE REAR GARDEN
- MODERN AND BRIGHT ACCOMMODATION
- CUL-DE-SAC LOCATION
- WALKING DISTANCE OF AYLSHAM MARKET PLACE
- OPEN PLAN LIVING

9 Penfold Street, Aylsham NR11 6ET

Ideally situated within the heart of the market town of Aylsham, this spacious ground floor apartment offers comfortable and convenient living with bright accommodation comprising two double bedrooms, modern bathroom and open plan kitchen/living room.



Council Tax Band: A



DESCRIPTION

Ideally located within the heart of the market town of Aylsham, this well-proportioned two bedroom ground floor apartment combines comfort and practicality. The property offers an entrance hall leading to two double bedrooms, modern bathroom and an open plan kitchen/living area; a bright space with French doors opening onto a secluded, sunny and enclosed patio. The home offers a perfect first time buy or for anyone looking for a convenient lifestyle with a host of local amenities on your doorstep.

LOCATION

Aylsham is a sought after historic market town with a range of local amenities including supermarkets, doctors and dental surgeries, an opticians, local independent shops and plenty of places to eat. The town also offers highly rated pre, first and high schools, is approximately 10 miles north of the City of Norwich and close to the stunning Norfolk Broads, with plenty of walking routes and cycle paths.

ENTRANCE HALL

Wooden door to front aspect, wooden flooring, radiator, airing cupboard with shelving units.

MAIN BEDROOM

Double glazed window to front aspect, carpeted, radiator.

BEDROOM TWO

Double glazed window to front aspect, carpeted, radiator.

BATHROOM

Fitted with a three piece suite comprising panelled bath with mains connected shower over, WC, pedestal hand wash basin, tiled flooring, radiator.

KITCHEN/LIVING ROOM

Double glazed window to rear aspect, uPVC double glazed French doors to rear garden. The kitchen is fitted with a range of wall and base units with worksurface over and inset stainless steel one bowl sink with drainer, four ring electric hob with extractor over, electric oven, space for washing machine and fridge freezer, radiator, and tiled flooring. The living area is fitted with laminate flooring.

EXTERNAL

To the rear there is an enclosed garden with patio.

AGENTS NOTES

Leasehold - 117 years remaining approx

Service Charge: £250 per pa

Ground Rent: £150 pa

Council Tax: Broadland District Council - Band A

Water and electricity connected.






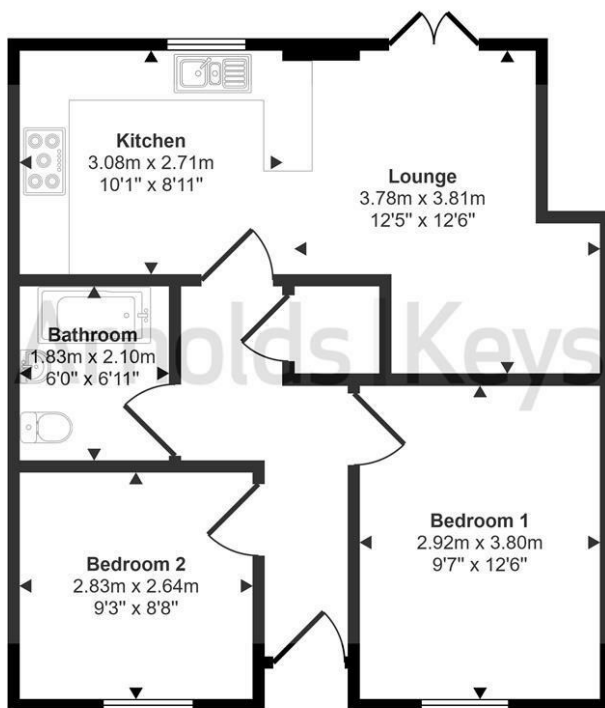
Viewings

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) A		
(81-91) B	80	80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Approx Gross Internal Area
52 sq m / 561 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, 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 Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

