



22 Mill Lane, Aylsham, Norwich, NR11 6WA

Guide Price £170,000

- BEAUTIFUL GRADE II LISTED BUILDING
- FIRST FLOOR APARTMENT
- MODERN OPEN PLAN KITCHEN/LIVING ROOM
- CLOSE TO AYLSHAM MARKET PLACE
- TWO DOUBLE BEDROOMS
- MAIN BEDROOM WITH ENSUITE
- ALLOCATED OFF ROAD PARKING
- AWARD WINNING DEVELOPMENT

22 Mill Lane, Norwich NR11 6WA

A stylish and and beautifully presented Grade 2 listed first floor apartment, situated within the award winning Hopkins Homes development. The property boasts bright accommodation, is ideally close to the market place in Aylsham and offers an allocated off road parking space.



Council Tax Band: C



DESCRIPTION

Formerly standing as the St Michaels Hospital built originally in the 1800's, this beautifully presented two bedroom apartment offers character and charm with a stylish, contemporary twist. The property comprises an entrance hall leading to the family bathroom, two double bedrooms; one with an ensuite, and the open plan kitchen/living room, with high ceilings throughout to create bright and spacious living spaces. This award winning development is conveniently located close to the market place in Aylsham and benefits from an allocated off road parking space.

ENTRANCE HALL

Timber door to main entrance, built in storage cupboard and seperate airing cupboard, radiator, carpet flooring, doors to:-

BATHROOM

Fitted with a three piece suite comprising bath with shower head attachment, WC, pedestal wash hand basin, vinyl flooring, shaver charging point, radiator.

BEDROOM ONE

Double glazed sash window to rear aspect, built in wardrobe, carpet, radiator, door to:-

ENSUITE

Comprising a double shower cubicle with mains connected shower, WC, pedestal wash hand basin, vinyl flooring, shaver charging point, radiator.

BEDROOM TWO

Double glazed sash window to front, carpet, radiator.

KITCHEN

Double glazed sash window to rear aspect, wall and base units with inset stainless steel one and a half sink and drainer, space and plumbing for washing machine, integrated dishwasher and fridge freezer, Hotpoint electric double oven with four ring gas hob and cooker hood over, radiator, tiled flooring, open to:-

LIVING ROOM

Double glazed sash window to front aspect, carpet, radiator.

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.

AGENTS NOTES

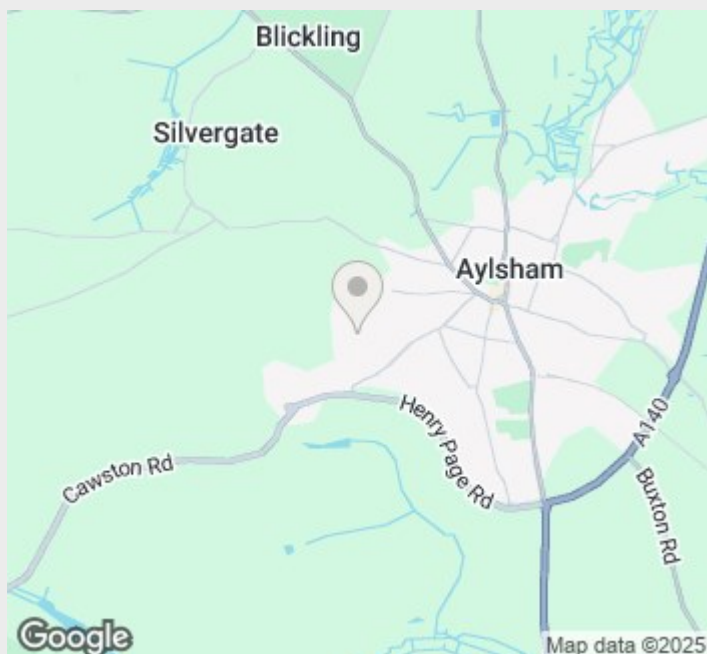
This property is sold as Leasehold, with a share of the Freehold.

Mains drainage, electricity, gas and water connected.

Council tax band: C

Years remaining on lease: 986

Maintenance charge and ground rent charge applies.



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		
(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
88 sq m / 944 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.



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