

# Arnolds | Keys



## Flat 1, 5 Russell Terrace, Mundesley, NR11 8LJ

Price Guide £90,000

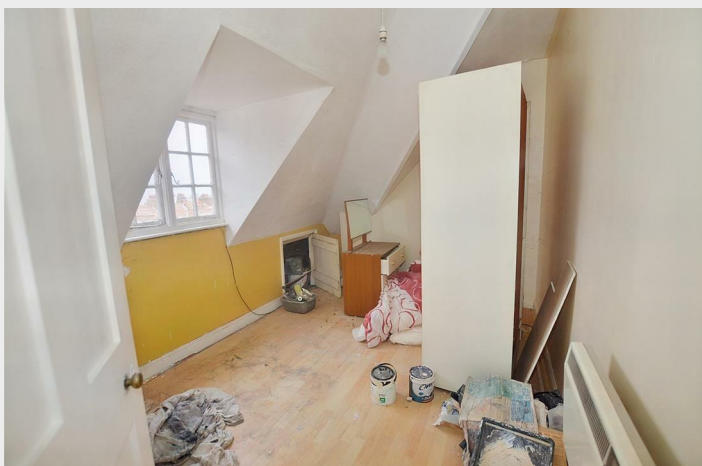
- Top floor flat
- Lounge
- Kitchen
- Village location
- One bedroom
- Bathroom
- Leasehold
- Income potential

# 5 Russell Terrace, Mundesley NR11 8LJ

A top floor one bedroom flat set in the heart of Mundesley village. The property is in need of complete refurbishment throughout, it is set in a mid terrace property which has been converted into three flats. The flat offers views over the roof tops and towards the sea, is just a few steps into the village centre where there are many shops, cafes and amenities, and also a short walk to the lovely sandy beach.



Council Tax Band: A



## **ENTRANCE**

Front wood entrance door with stairs leading straight up to the top floor

## **LANDING**

Two steps up to the kitchen and bathroom, a further two steps up to the kitchen and lounge. Velux roof light, ceiling light.

## **KITCHEN/BREAKFAST ROOM**

Two windows one to the rear and one UPVC double glazed window to the side with views over the roof tops out towards the sea. There are currently some base units, a sink, cooker and hob, ceiling light, tiled flooring.

## **BEDROOM**

Window to the rear with roof top and towards the sea views. Laminate wood flooring, wall mounted electric heater, ceiling light.

## **LOUNGE**

Small pane window to the front, a good size room with space for table and chairs, laminate wood flooring, ceiling light and wall mounted gas heater.

## **SHOWER ROOM**

UPVC sealed unit window to the side. Tiled flooring, pedestal wash hand basin, low level WC, separate shower cubicle with glazed doors.

## **OUTSIDE**

Please note that there is on street parking and a small front communal garden.

## **AGENTS NOTE**

This property is LEASEHOLD property with 153 years remaining. Service charge (TBC). Mains electricity, gas & water all connected.

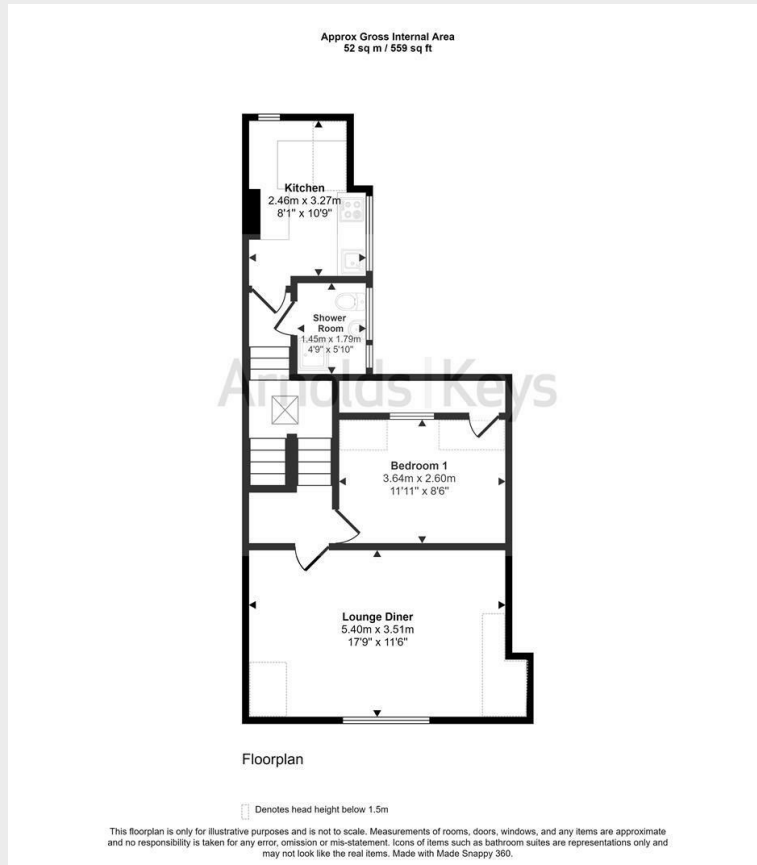


## Viewings

Viewings by arrangement only. Call 01263 822373 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>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			<b>65</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>		<b>19</b>	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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.

