



## Apartment 3, 20 Eccles Way, Holt, NR25 6FJ

Price Guide £225,000

- No onward chain
- Two bedrooms, one with en-suite
- Gas central heating
- Allocated parking for two cars
- Close to Gresham's School
- Open plan, double aspect living area
- Sealed unit glazing
- Ideal permanent or investment property



# Apartment 3, 20 Eccles Way, Holt, NR25 6FJ

Offered with no onward chain is this beautifully presented modern apartment in the popular historic market town of Holt. Located almost opposite the renowned Gresham's School, this apartment is on the first floor and offers light and contemporary accommodation with gas central heating throughout. The property has a double aspect, open plan lounge and kitchen and offers two bedrooms one with a double aspect and en-suite facilities. The property would provide an excellent home or investment opportunity.

Holt town centre is within walking distance and with no major roads to cross. It is renowned for its wonderful selection of shops, galleries and restaurants and a historic steam railway connecting to the Coast at Weybourne and Sheringham.



Council Tax Band: C



## COMMUNAL ENTRANCE HALL

With secure entry system, fitted service meter cupboards, stairs to first and second floors.

## LANDING

Window to front elevation, fitted service cupboard. Door opening to:

## ENTRANCE HALL

Secure entry telephone, radiator. Laminate floor. Built in linen cupboard, built in store cupboard.

## LOUNGE/DINER

A lovely light and airy room with double aspect and open plan design two windows to the front and one to the side, two radiators, wall mounted gel fire. Laminate floor covering, TV aerial point. Open to:

## KITCHEN

Comprehensive range of high gloss base and wall cupboards (additional cupboards installed since construction) with laminated work surfaces incorporating double bowl stainless steel sink unit, inset four ring gas hob with electric double oven beneath, tiled splashbacks, integrated washing machine, fridge/freezer. Wall mounted gas fired boiler providing central heating and domestic hot water.

## BATHROOM

Contemporary suite of panelled bath with mixer tap and shower attachment, pedestal wash basin, close coupled w.c., tiled floor and part tiled walls, fitted wooden venetian blind to window. Radiator.

## BEDROOM 1

Another light room with two windows to the rear and side. Radiator, laminate flooring, built in double wardrobe. TV point.

## ENSUITE

Corner shower enclosure with mixer shower, close coupled w.c., pedestal wash basin, window to rear, tiled floor and splashbacks.

## BEDROOM 2

Large window to rear, radiator, built in double wardrobe cupboard, laminate flooring.

## OUTSIDE

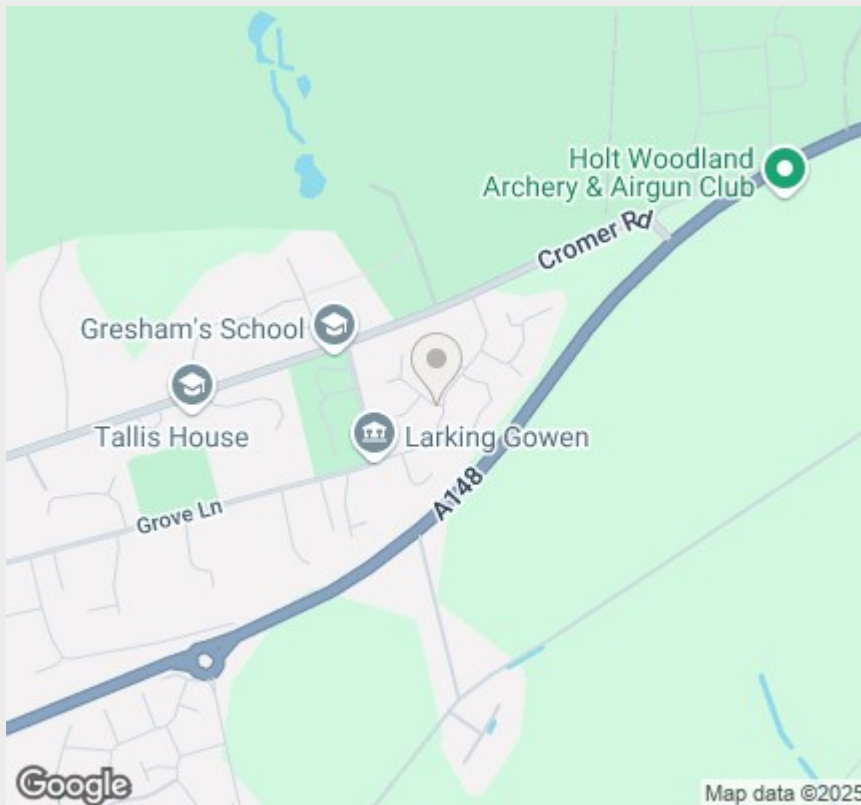
The property stands in communal grounds and there are two allocated parking spaces for the apartment at the rear. There is also a storage area for the refuse bins.

## AGENTS NOTE

The property is leasehold and has 120 years unexpired. The current ground rent/Service charge is £1187.27. The property has all mains services connected. The lease permits sub-letting but precludes holiday letting.








## Viewings

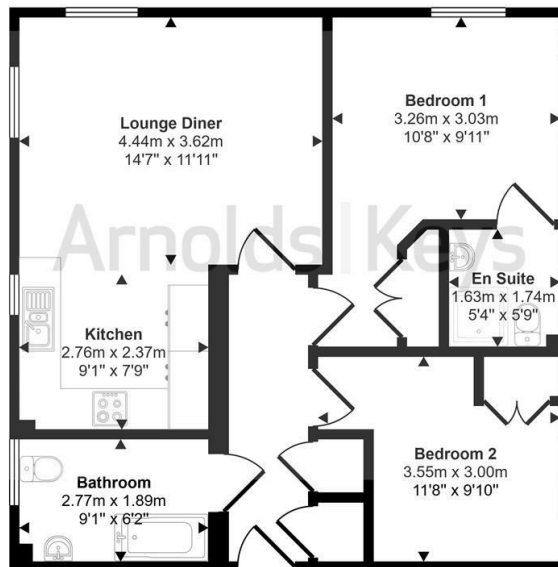
Viewings by arrangement only. Call 01263 822373 to make an appointment.

## EPC Rating:

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<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  
64 sq m / 689 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 Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.



11 Station Road, Sheringham, Norfolk, NR26 8RE  
01263 822373

coastal@arnoldskeys.com  
www.arnoldskeys.com