

Aldreds
Estate Agents

19 Cardington Court
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19 Cardington Court, Acle, NR13 3RL

£160,000





19 Cardington Court

Acle, Norwich, NR13 3RL

- Spacious Two Bedroom Ground Floor Apartment
- Newly Fitted Kitchen & Shower Room
- Double Aspect Lounge Diner with Patio Doors
- Allocated Parking Space
- Offered with No Onward Chain
- Beautifully Refurbished with New Flooring
- uPVC Sealed Unit Double Glazed Windows
- Enclosed Area of Communal Grounds with Patio
- Extended Long Lease with No Ground Rent
- Freshly Decorated and Ready to Move In!

Aldreds are delighted to offer this beautifully refurbished ground floor apartment, situated in the popular Broadland village of Acle. This well appointed property has been comprehensively updated including a new fitted kitchen, shower room, flooring, internal doors and redecoration throughout.

The accommodation comprises of an entrance hall with secure entry from the communal entrance, a spacious double aspect lounge/diner with patio doors leading to garden, kitchen, two bedrooms and a shower room. The apartment offers gas fired central heating, uPVC sealed unit double glazed windows, an enclosed area of the communal grounds with patio and an allocated parking space in an adjacent parking area. Offered with no onward chain, early internal viewing is highly recommended.



£160,000



Communal Entrance

With security entrance system, further door to;

Entrance Hall

Part glazed entrance door, security entry phone, electric fuse board, cloaks cupboard, airing cupboard housing hot water cylinder with immersion heater, digital thermostat control for central heating, doors leading off.

Lounge/Diner 17'6" x 10'5" plus bay window (5.35m x 3.2m plus bay window)

A hugely spacious double aspect room with an attractive bay window to front and sliding patio doors to the side, leading to a nicely enclosed area of the communal grounds with a paved patio and mature hedgerow surrounding, radiator, power points, television point, telephone point, wall uplighting.



Kitchen 10'9" x 6'2" (3.29m x 1.9m)

Window to side aspect, a range of newly fitted kitchen units with rolled edge work surface and tiled splash backs, stainless steel sink drainer with mixer tap, integrated electric oven, ceramic hob and extractor, plumbing for washing machine, space for fridge-freezer, wall mounted gas fired boiler for hot water and central heating.

Bedroom 1 11'8" x 9'11" (3.58m x 3.04m)

Window to side aspect, radiator, power points, telephone point.

Bedroom 2 11'8" x 7'1" (3.58m x 2.17m)

Window to rear aspect overlooking attractive communal lawned grounds, radiator, power points.

Shower Room 7'2" x 5'6" (2.2m x 1.7m)

Newly re-fitted with a white suite comprising of low level W.C., pedestal hand wash basin with panelled backdrop, large panelled shower cubicle with fixed screen and raindrop shower head, obscure glazed window to side aspect, shavers point, radiator.

Directions

On arriving in the village of Acle on the A1064 from Acle Bridge, passing the Hermitage Public House on the left, turn right into Old Road, turn second right into Fletcher Way, then turn left into Cardington Court where the property can be found towards the end of the road on the right hand side.



Outside

This ground floor garden apartment offers direct access out onto the communal grounds which are nicely shaped to create a private area with mature hedgerow surrounding. This area is laid to lawn with mature shrubbery and planting and paved patio accessed directly from the lounge. The property benefits from an allocated parking space within the parking area adjacent.

Tenure

Leasehold. Remainder of a 250 year lease from 1st January 2020. Annual service charge for 2024 was £974.55. This includes buildings insurance.

Council Tax

Broadland District Council - Band: 'B'

Energy Performance Certificate (EPC)

EPC Rating: C.

Location

Acle is an attractive Broadland village situated almost midway between Great Yarmouth and the fine City of Norwich on the A47. There is a good selection of local shops, a modern community centre, indoor bowling centre and playing fields, health centre, library, veterinary surgery, public houses, primary & high schools, a boat dyke connecting to the River Bure and regular bus and railway services operating to Great Yarmouth approximately 8 miles away and the Fine City of Norwich approximately 11 miles away.

Reference

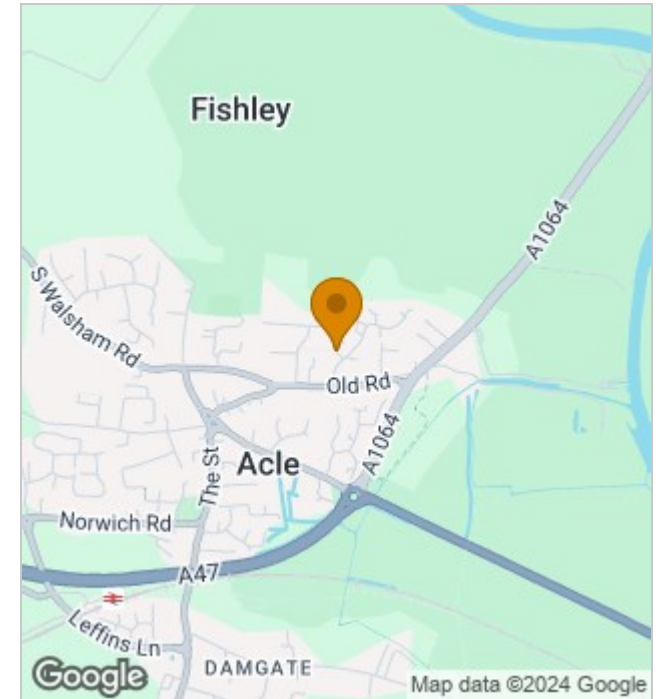
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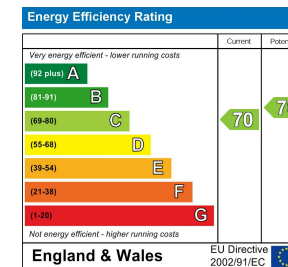
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Stalham Office on 01692 581089 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

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