



**Angel Court, Cromer Road, North Walsham, NR28 0UN**

**welcome to**

**Angel Court, Cromer Road, North Walsham**

This immaculately presented 2 Bedroom second floor Apartment, with allocated parking space, is situated in a secure development for the Over 55's, in the centre of North Walsham, within walking distance of shops, market place and public transport links.



## Description

Situated within short walking distance of local doctors surgery, shops, market place and public transport links to Norwich and the North Norfolk coastline, this top floor 'penthouse' apartment would be an ideal retirement property. The property offers accommodation comprising entrance hall, lounge, kitchen, two good sized bedrooms and a shower room. Externally, the property has use of a shared storage shed on the landing, allocated parking space. Angel Court is a popular Over 55's retirement development in the centre of North Walsham and boasts an on-site part-time building manager, safety pull chords in every room, communal lounge, laundry room and access to a communal courtyard. Viewing is essential to fully appreciate this low maintenance apartment!

## Entrance Hall

Entrance door from communal landing, telephone point and entry system, double glazed window to rear aspect, electric radiator, storage cupboard, airing cupboard housing water tank, 2023 electrical consumer unit and carpeted flooring

## Lounge

14' 2" x 10' 3" (4.32m x 3.12m)  
Double glazed windows to front aspect, television and telephone points, electric radiator and carpeted flooring

## Kitchen

10' 8" x 7' 8" (3.25m x 2.34m)  
Fitted kitchen with range of wall and base units with work surfaces over, eye level electric double oven, electric hob, cooker hood, extractor fan, stainless steel sink drainer, plumbing for washing machine, tiled splash backs, double glazed window to front aspect and laminated flooring

## Bedroom One

16' 5" Max x 10' 5" Max (5.00m Max x 3.17m Max)  
Double glazed window to rear aspect, electric radiator and carpeted flooring

## Bedroom Two

10' 5" x 6' 6" (3.17m x 1.98m)  
Double glazed window to rear aspect, electric radiator and carpeted flooring

## Shower Room

Suite comprising shower cubicle with electric shower, wash hand basin, WC, extractor fan, shaver point, towel rail and vinyl flooring

## Exterior

The property benefits from a shared storage shed off the communal landing and one allocated parking space.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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## Angel Court, Cromer Road, North Walsham

- Allocated Parking Space
- Refitted Kitchen and Shower Room
- Modern Electric Heating
- Access via Elevator Lift
- Town Centre Location

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1992. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £130,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NWM108778 - 0007

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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