



Park Court, New Road, North Walsham NR28 9AN

welcome to

Park Court, New Road, North Walsham

This one bedroom ground floor flat with gas central heating, residents parking and no onward chain is situated in North Walsham town centre within short walking distance of public transport links, shops and market place! The property would make an ideal first time buy or investment purchase



Situated in a central location within walking distance of North Walsham market place, shops, schools and public transport links to Norwich and the North Norfolk coast, this ground floor flat would make an ideal first time buy or investment purchase. The property offers accommodation comprising private entrance door leading into entrance hall, living room, kitchen, double bedroom and shower room. Externally, the property boasts a private front garden, store shed, access to a communal garden at the rear and residents parking. We have been made aware by the current owner that there is 100+ years remaining on the leasehold, the annual service charge and ground rent in 2024 were £284 and it is being sold with NO ONWARD CHAIN!

Entrance Hall

Door to the front aspect, cupboard, airing cupboard with gas central heating boiler, radiator and carpeted flooring.

Lounge

16' 7" x 10' 4" (5.05m x 3.15m)

Double glazed window to the front aspect, patio doors to the rear aspect, tv and telephone points, radiator and carpeted flooring.

Kitchen

10' 5" x 5' 9" (3.17m x 1.75m)

Fitted kitchen with range of wall and floor units and worksurfaces over, electric cooker point with cooker hood above, stainless steel sink drainer, tiled splashbacks, space for undercounter fridge freezer, plumbing for washing machine, double glazed window to the rear aspect, radiator and vinyl flooring.

Bedroom One

13' 3" x 10' 4" (4.04m x 3.15m)

Double glazed window to the rear aspect, radiator and carpeted flooring.

Bathroom

Suite comprising shower cubicle, wash hand basin and WC, fully tiled walls, double glazed window to the front aspect, radiator and vinyl flooring.

External

At the front of the property is a small private garden area and lockable store shed. At the rear of the property is a communal garden and residents parking

Agents Note:

Currently the vendors details do not match the registered title at Land Registry. Please ask the Branch for more details.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Park Court New Road, North Walsham

- No Onward Chain
- Residents Parking
- Ground Floor Flat
- £284 Annual Service Charge in 2024
- 100+ Year Lease Remaining

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 20 Dec 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£120,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NWM109330 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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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