



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



**welcome to**

**Angel Court Cromer Road, North Walsham**

This immaculately presented one bedroom apartment with allocated parking space is situated in an Over 55s development in North Walsham town centre within walking distance of market place, doctors surgery and public transport links and is being sold with NO ONWARD CHAIN!



**Situated in an Over 55s development with secure entrance, communal lounge, laundry room and communal garden, this first floor apartment would make an ideal main residence for someone looking to downsize in the popular market town of North Walsham. The property offers accommodation comprising entrance hall with two storage cupboards, lounge/diner, kitchen, double bedroom with fitted wardrobes and shower room. Externally, the property benefits from one allocated parking space in the residents car park and access to two communal storage rooms. The apartment has been tastefully renovated by the current owners in 2018 to include a new kitchen, shower room, water heater, flooring, decoration and digital electric radiators which can be individually controlled. Being sold with NO ONWARD CHAIN, call now to arrange a viewing!**

#### **Entrance Porch**

Shared store cupboard on the landing

#### **Entrance Hall**

Double glazed window to the rear aspect, 2 x storage cupboards, telephone point, electric radiator and carpeted flooring.

#### **Lounge / Dining**

20' 9" x 10' 1" ( 6.32m x 3.07m )

Double glazed sash window to the front aspect, electric fire, electric radiator and carpeted flooring.

#### **Kitchen**

7' 11" x 7' 11" ( 2.41m x 2.41m )

Fitted with range of wall and base units and work surfaces over, electric cooker point, space for fridge freezer, plumbing for washing machine, white goods included, stainless steel sink drainer, tiled splashbacks, extractor fan, double glazed window to the rear aspect and vinyl flooring..

#### **Bedroom**

15' 2" x 8' 8" ( 4.62m x 2.64m )

Double glazed sash window to the front aspect, fitted wardrobe, electric radiator, tv point and carpeted flooring.

#### **Bathroom**

Suite comprising shower cubicle with electric shower, wash hand basin and WC, towel rails, part tiled walls, extractor fan and vinyl flooring.

#### **Exterior**

The property benefits from one allocated parking space



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](http://www.focalagent.com)



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

- Over 55s Apartment
- Allocated Parking Space
- No Onward Chain
- New Kitchen & Shower Room in 2018
- Modern Digital Electric Radiators

Tenure: Leasehold EPC Rating: D

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.

**£95,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NWM108880 - 0003

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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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