



26b Kings Arms Street, North Walsham NR28 9JX

welcome to

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An attractive ground floor flat, conveniently situated within walking distance of the Town Centre and Train Station, providing two bedroom accommodation incorporating lounge, small kitchen and bathroom.



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Formerly home to a local solicitors practice, 26 Kings Arms Street was subsequently converted into three separate flats. The owners of the flats have since purchased the freehold, and a 1/3 share will be included in the sale.

Lounge

14' 7" x 11' 1" (4.45m x 3.38m)

Window to front, radiator, wall light points, built-in cupboard housing wall mounted gas fired boiler

Kitchen

7' 2" x 7' 1" (2.18m x 2.16m)

Fitted base units and wall cupboards, work surfaces with tiled splash backs, inset stainless steel sink unit, space for cooker, space for fridge/freezer, radiator, coved ceiling with inset ceiling spotlights.

Bathroom

Matching white suite comprising pedestal hand basin with tiled splashbacks, close coupled WC and bath with shower over, fitted screen and tiled surround, heated towel rail, extractor fan, window to side, tiled floor, inset ceiling spotlights.

Bedroom One

12' 5" x 9' 11" (3.78m x 3.02m)

Window to rear, radiator, access to loft space.

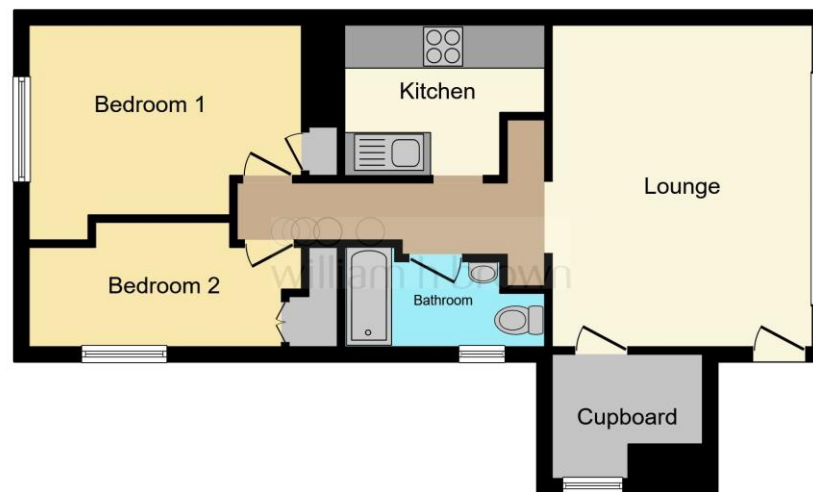
Bedroom Two

13' 6" x 4' 4" (4.11m x 1.32m)

An irregular shaped room with window to side, radiator, built-in wardrobe.

Leasehold

The property is sold with a 1/3 share of the freehold, split between each of the three flats at 26 Kings Arms Street.



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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26b Kings Arms Street, North Walsham

- Attractive Ground Floor Flat
- Close to the Town Centre
- Two Bedroom Accommodation
- Gas Fired Central Heating
-

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 20 May 2011. 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:
NWM109539 - 0002

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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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