



**Market Cross Mews, Market Place North Walsham NR28 9BS**



**welcome to**

**Market Cross Mews, Market Place North Walsham**

**\*\*IDEAL FIRST TIME BUY\*\*** This spacious one bedroom apartment is situated in North Walsham town centre in a tucked away location and needs to be viewed to be fully appreciated!



**Situated just off the Market Place in North Walsham town centre, this one bedroom first floor apartment would make an ideal first time buy or investment purchase! The property offers accommodation comprising entrance hall, lounge/diner, kitchen, double bedroom and bathroom. Externally, the property benefits from a large store cupboard with power supply currently being used to house a tumble dryer. With easy public transport links to Norwich and Cromer and within walking distance of North Walsham schools, shops and amenities, viewing is essential to avoid missing out!**

### Communal Hallway

Large store cupboard with power supply currently housing a tumble dryer.

### Entrance Hall

Entrance door, airing cupboard with water tank and laminate flooring.

### Lounge / Diner

23' 10" x 9' 6" ( 7.26m x 2.90m )

Double glazed window, electric radiator, television and telephone points and laminate flooring.

### Kitchen

12' 4" x 9' 6" ( 3.76m x 2.90m )

Fitted kitchen with range of wall and base units with work surfaces over, electric cooker point with cooker hood above, space for fridge freezer, plumbing for washing machine and dishwasher, one and a half stainless steel sink drainer, tiled splashbacks, double glazed window and vinyl flooring.

### Bedroom One

15' 7" max x 9' 5" max ( 4.75m max x 2.87m max )

Double glazed window, built in wardrobe, electric radiator and carpeted flooring.

### Bathroom

Suite comprising bath with electric shower over, wash hand basin, WC, shaver point, part tiled walls, electric radiator and vinyl flooring.



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



**view this property online** [williamhbrown.co.uk/Property/NWM109637](http://williamhbrown.co.uk/Property/NWM109637)



welcome to

## Market Cross Mews, Market Place North Walsham

- Tucked Away Location
- Town Centre Apartment
- Spacious Lounge/Diner
- Double Bedroom
- Ideal First Time Buy or Investment Purchase

Tenure: Leasehold EPC Rating: E

Council Tax Band: A Service Charge: 350.00

Ground Rent: 50.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

# £110,000



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/NWM109637](http://williamhbrown.co.uk/Property/NWM109637)



Property Ref:  
NWM109637 - 0003

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.



william h brown



**01692 402861**



[NorthWalsham@williamhbrown.co.uk](mailto:NorthWalsham@williamhbrown.co.uk)



16 Market Street, NORTH WALSHAM, Norfolk,  
NR28 9BZ



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**