









## welcome to

## St Marys Way, North Walsham

This well presented two bedroom ground floor flat with newly fitted kitchen, allocated parking and enclosed rear garden is situated within a 5 minute walk of North Walsham town centre and would make an ideal first time buy or investment purchase!













#### **Description**

Ideally suited for a first time buyer or investor, this ground floor flat offers accommodation comprising two good sized bedrooms, lounge, newly fitted kitchen, and bathroom internally with residents' parking to the rear. The property benefits from having gas central heating, a fully enclosed rear garden, and a 999 year lease from the date of construction and is located within a 5 minute walk of North Walsham market place and all local amenities.

#### **Entrance Hall**

Double glazed door to the front aspect, two storage cupboards, radiator, and carpeted flooring.

### Lounge/ Diner

17' 4" x 9' 8" ( 5.28m x 2.95m )

Double glazed door and window to the rear aspect and leading into the rear garden, fireplace with electric fire, television point, radiator, and new laminate flooring.

#### Kitchen

10' 1" x 5' 3" ( 3.07m x 1.60m )

Newly fitted (2024) Howdens kitchen with a range of wall and base units with work surfaces over, electric oven and hob with cooker hood above, plumbing for washing machine, space for fridge/ freezer, sink drainer, tiled splashbacks, gas central heating boiler, radiator, vinyl flooring and a double glazed window to the front aspect.

#### **Bedroom One**

9' 7" x 8' 4" ( 2.92m x 2.54m )

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

#### **Bedroom Two**

10' 2" x 7' 7" ( 3.10m x 2.31m )

Double glazed window to the front aspect, fitted wardrobe, radiator, and carpeted flooring.



#### **Shower Room**

Suite comprising WC, shower cubicle with electric shower, wash hand basin with vanity unit, heated towel rail, tiled walls, and vinyl flooring.

#### Exterior

The front of the property offers a front garden area laid to lawn with a garden path up to the front door. The rear of the property boasts a fully enclosed rear garden with side gate, mainly laid to lawn with hedging, mature shrubs, and trees. You'll find an arbor seating area, garden shed housing power, small storage shed and an additional seating area to the side. There is an allocated parking space in the communal car park which is located to the rear of the property.

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 you misspection(s). Powered by www.focalagent.com





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## St Marys Way, North Walsham

- Ground Floor Flat
- Long Lease
- Enclosed Rear Garden
- Allocated Parking Space
- Walking Distance to Town Centre, Shops & Amenities
- Recently Fitted Kitchen

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 660.00

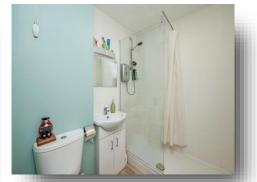
Ground Rent: 660.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1976. 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

# £145,000









Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/NWM109763



Property Ref: NWM109763 - 0005 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.





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