



St Marys Way, North Walsham, NR28 0AP

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!



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 own inspection(s). Powered by www.focalagent.com



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welcome to

St Marys Way, North Walsham

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

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 660.00

Ground Rent: Ask Agent

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

£140,000



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