



Angel Court Cromer Road, North Walsham, NR28 0UN

welcome to

Angel Court Cromer Road, North Walsham

This 2 Bedroom, second floor apartment in an Over 55's residential development with one allocated parking space, is situated within walking distance of North Walsham marketplace, doctors' surgery and public transport links!



This well presented 2 bedroom second floor apartment with allocated parking space is situated in the popular Angel Court development within walking distance of North Walsham town centre. Angel Court benefits from a communal lounge, onsite warden, communal garden, laundry room and lift access to the second floor.

North Walsham is a thriving market town with road and rail links to both Norwich and the picturesque North Norfolk Coastline. With the town offering a wide variety of supermarkets, independent retailers, a library and community centre, primary, secondary and upper schools, doctors, dentists, bars, cafes and parks, there truly is something here for everyone!

Entrance Hall

Door to the front aspect, telephone entry system, airing cupboard with tank, telephone point and carpeted flooring.

Lounge

Double glazed window to the side aspect, double glazed sash window to the front aspect, electric radiator, telephone point and carpeted flooring.

Kitchen

Fitted kitchen with range of wall and base units with work surfaces over, electric hob, extractor fan, space for fridge freezer, plumbing for washing machine, sink drainer and tiled splash backs, vinyl flooring.

Bedroom One

Double glazed window to the side aspect and sash window to the front aspect, TV point, electric radiator, access to the loft and carpeted flooring.

Bedroom Two

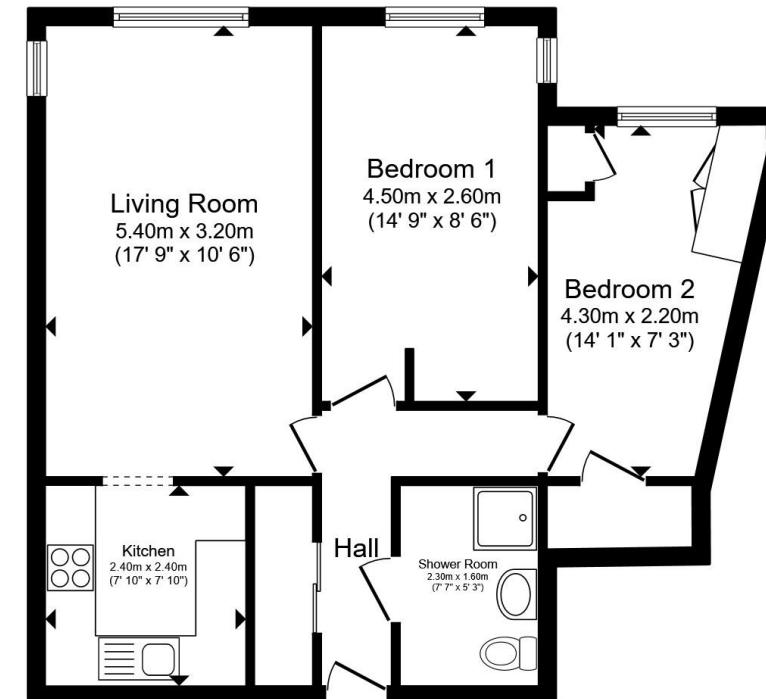
Double glazed sash window to the front aspect, fitted cupboards and vinyl flooring.

Bathroom

Shower cubicle with electric shower, wash hand basin, WC, extractor fan, towel rail, shaver point and tiled flooring.

Exterior

Externally, the property benefits from the access to a communal garden and residents' lounge



Total floor area 58.0 m² (624 sq.ft.) approx

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.propertybox.io



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- Two Bedrooms
- Allocated Parking Space
- Over 55's Development
- Walking Distance to Town Centre
- Lift Access to Second Floor

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 3990.48

Ground Rent: 122.00

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.

offers over

£110,000



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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.



Property Ref:
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