



Kings Arms Street, North Walsham NR28 9JX

welcome to

Kings Arms Street, North Walsham

This immaculately presented ground floor flat, set just a minute's walk from North Walsham town centre would make an ideal investment opportunity or first time buy!



Lounge

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

Kitchen

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

Window to rear, radiator, access to loft space.

Bedroom Two

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

Agents Note

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



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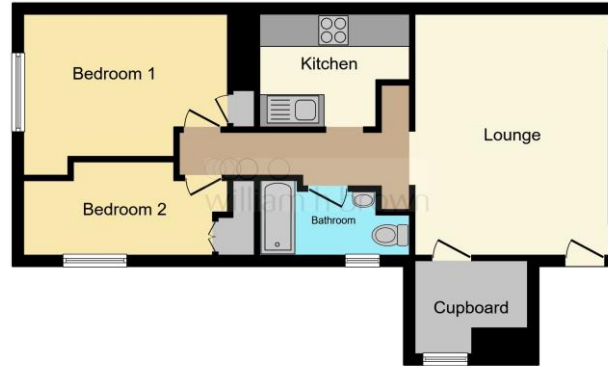
- Ground Floor Flat
- A Stones Through from North Walsham Town Centre
- Two Bedrooms
- Gas Fired Central Heating
- Brick & Flint

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

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.



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

£130,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NWM109959 - 0002

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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