



Kings Arms Street, North Walsham, NR28 9JX

welcome to

Kings Arms Street, North Walsham

This one bedroom, first floor apartment set within close proximity to North Walsham town centre would make an ideal first time buy or investment purchase and is being sold by traditional auction.



An opportunity to acquire a first floor one bedroom apartment within a converted Grade II Listed building located in the popular market town of North Walsham. The property is in good order throughout and benefits from gas fired central heating to radiators and shower room. North Walsham is a thriving market town with comprehensive shopping, business and leisure facilities with Sainsbury's and Waitrose stores, schools and a railway station. The property would make an ideal buy to let investment opportunity and could potentially produce approximately £7,500 per annum or as a first-time home.

Important Notice

Important Notice: For each Lot, a contract documentation fee of £1,250 (inclusive of VAT) is payable to Barnard Marcus Auctions by the buyer. The seller may charge additional fees payable upon completion. If applicable, such fees are detailed within the Special Conditions of Sale. Buyers are deemed to bid in full knowledge of this. The Guide Price quoted must not be relied upon by prospective purchasers as a valuation or assessment of value of the property. It is intended to provide purchasers with an indication of the region at which the reserve may be set at the time of going to press. The guide price may be subject to variation and interested parties are advised to make regular checks for variations and should be aware that the reserve price may be either below or above the quoted guide price. Prospective purchasers should also be aware that the eventual sale price may be above or below the guide level dependent upon competition, and should therefore not presume the guide to be indicative of the final expected sale price or the price the property is available at. When setting the guide price, the auctioneers have given consideration to the seller's instructions in respect of their indicated reserve price at the time of instruction. The reserve price, (the level below which the property will not be sold), remains confidential between the seller and the auctioneer. The guide price therefore, is intended to indicate the region at which the reserve price is

intended to be set. The seller will confirm their final reserve price close to the auction date and if appropriate the auctioneers may adjust the guide price to reflect this.

Important Notice Continued

Whilst Barnard Marcus make every effort to ensure the safety and security of viewers at properties, we have not carried out a detailed Health & Safety inspection of properties in our auctions and cannot therefore guarantee the safety and security of viewers. Prospective purchasers and bidders attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds and outbuildings and boundaries. All non-conducted inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers risk.

Important Notice Continued

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 will be no delay in agreeing the sale. 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. 3. Photographs and Measurements: Some images may have been taken by a wide angled lens camera. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SEQUENCE (UK) LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Agents Note

There are a number of obligations on both sellers and buyers when completing the process for purchasing a park home and we recommend taking advice from a solicitor or another professional - independent from the seller or site owner - when buying a home. Sites often have requirements specific to the purchase of a property and to 'the site' in general, which could include paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home. Guidance can be sought from Park homes - GOV.UK(www.gov.uk).

Entrance Hall

Stairs to the first floor, window to the side aspect.

Inner Hall

Fire door into the hallway, coat cupboard with gas central heating boiler and electrical consumer unit, laminate flooring.

Shower Room

Suite comprising WC, wash hand basin, shower cubicle with thermostatic shower, heated towel rail, extractor fan, spotlights and laminate flooring.

Kitchen

Fitted kitchen with a range of wall and base units with work surfaces over, electric oven and hob with cooker hood above, stainless steel sink drainer, tiled splashback, undercounter space, space for fridge/freezer, spotlights, laminate flooring, access into loft space, single glazed window with secondary glazing panel to the rear aspect.



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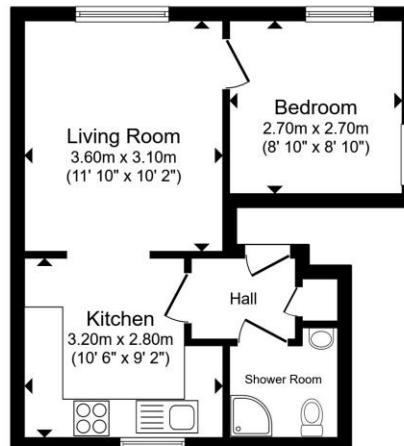
- Ideal First Time Buy or Investment Opportunity
- One Bedroom First Floor Apartment
- Set Within a Grade II Listed Building
- Close Proximity to North Walsham Town Centre
- For Sale by Traditional Auction
- Auction Taking Place 3rd February 2026

Tenure: Freehold EPC Rating: Exempt

Council Tax Band: A

guide price

£70,000



Total floor area 32.5 m² (350 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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Property Ref:
NWM109962 - 0004

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