



**11 Angel Court, Cromer Road,  
North Walsham, Norfolk, NR28 0UN**

- Over 55s First Floor Apartment
- Situated just off the Town Centre
- Two Bedroom Accommodation
- Parking Space & No Onward Chain

**£120,000**

EPC Rating 71C







## Property Description

A first floor flat situated within walking distance of North Walsham town centre, close to amenities, shops, doctors and public transport links, the property is intended for occupation by those aged over 55.

The property offers two-bedroom accommodation comprising an entrance Hall, living room, fitted kitchen, and a shower room.

Benefits include modern electric radiators, built-in storage cupboards, use of a communal lounge, laundry and garden area which is located at the rear. The property includes one off road parking space.

## Location

North Walsham is a thriving North Norfolk market town offering a range of shopping facilities including a large Sainsbury's store, Waitrose, Lidl, all levels of schools including sixth form college, doctors' surgeries, restaurants and leisure facilities including the Victory swimming & fitness centre.



The town also has a railway station providing regular services on the Norwich to Sheringham line.

The sandy beaches of the North East Norfolk coast are about six miles from the town, the Norfolk Broads are about twelve miles to the south and the city of Norwich is approximately 17 miles distant.

## Accommodation

Communal exterior door leading into communal hallway with staircase and lift up to first floor. Private panelled entrance door opening to:



### Entrance Hallway

UPvc sealed unit double glazed windows to the rear, electric radiator, telephone point, emergency intercom, built in storage cupboard, built in airing cupboard housing hot water tank, doors to kitchen, bedrooms and shower room, coved and textured ceiling.

### Kitchen

7' 9" x 10' 1" (2.36m x 3.07m)

Fitted base cupboards, drawers and wall units, granite work surfaces with tiled splash back, inset drainer and one and a half bowl stainless steel sink unit, built in oven, inset hob unit, space for fridge and freezer, fitted shelving, UPvc single unit double glazed window to front, extractor fan, coved and textured ceiling, archway leading to:



### Lounge

14' 2" x 10' 1" (4.32m x 3.07m)

Two sealed unit double glazed windows to front, electric radiator, telephone point, television point, coved and textured ceiling.

### Bedroom 1

7' 11" x 16' 1" (2.41m x 4.9m)

UPvc sealed unit double glazed window to rear, electric radiator, television point, triple wardrobes, coved and textured ceiling.



### Bedroom 2

10' 0" x 6' 6" (3.05m x 1.98m)

UPvc sealed unit double glazed window to rear, electric radiator, coved and textured ceiling.

### Shower Room

8' 0" x 5' 11" (2.44m x 1.8m)

Pedestal wash hand basin, close coupled WC, shower cubicle with fully tiled surround, heated towel rail, shaver point, wall mounted fan heater, extractor fan, coved and textured ceiling.





## Outside

The property has access to a communal residents' lounge, laundry and communal garden areas.

There is one designated parking space provided within the car park at the rear of the building.

## General Information

### Viewings

By arrangement with the agents, Acorn Properties

**01692 402019**

### Services

Mains electricity, water and drainage

### Tenure

Leasehold. 125 years from 1992

### Possession

Vacant possession on completion

### Council Tax Band

Band B

### Directions

On foot from the Market Place, head into Market Street and cross over the road into Cromer Road. Turn left into Angel Court and to the rear is the communal door leading to the flat.

### Referrals

Acorn Properties are pleased to recommend a variety of local businesses to our customers.

In most instances, these recommendations are made with no financial benefit to Acorn Properties.

However, if we refer our clients to our trusted local Solicitors, Surveyors or Financial Services, Acorn Properties may receive a 'referral fee' from these local businesses.

If a referral to our trusted local solicitors is successful, Acorn Properties receive a referral fee of £100 - £180 following the successful completion of the relevant sale or purchase. There is no obligation for any of our clients to use our recommended solicitors, but we find the existing relationships we have with these firms can be beneficial to all parties.

For each successful Financial Services referral Acorn Properties will receive an introducer's fee which is between 25 – 30% of the net initial commission/broker fee received by the advisor. There is no obligation for our clients to use our recommended mortgage services.

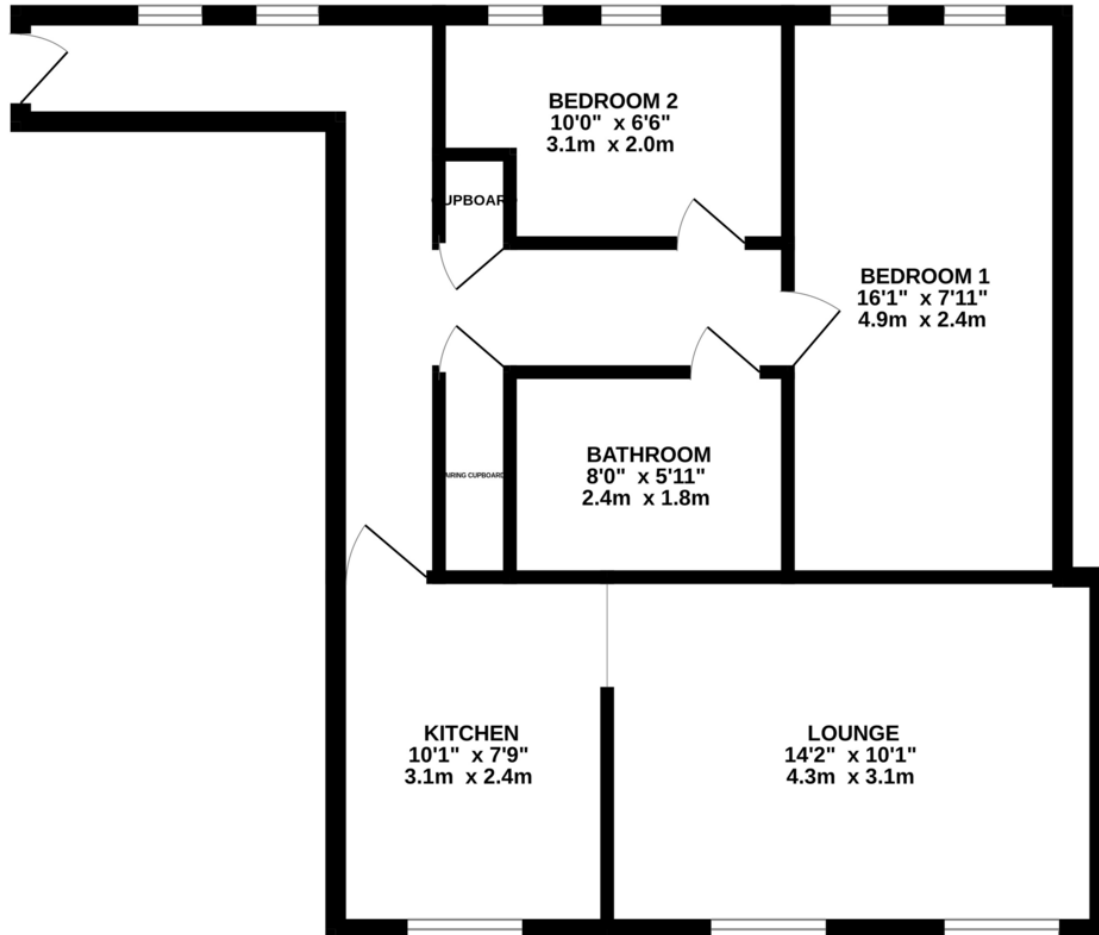
For each successful Surveyors referral Acorn Properties will receive a fee of between £30 and £100. There is no obligation for our clients to use our recommended Surveyors.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             | 71 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Floor Plan

*(Not to scale and intended as an approximate guide to room layout only)*

**FIRST FLOOR**  
585 sq.ft. (54.3 sq.m.) approx.



TOTAL FLOOR AREA : 585 sq.ft. (54.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance only. Whilst every care has been taken to ensure their accuracy, they should not be relied upon solely and potential buyers are advised to check specific measurements as necessary.