



ARKELL AVENUE,

Holt, Norfolk, NR25 6FQ

Guide Price £68,750 – Shared Ownership

BROWN & CO

LOCATION

Holt is a beautiful Georgian County town which has been well preserved with an attractive range of boutique shops, cafes and restaurants. Gresham's Public School is situated within Holt and close to this property, originally founded in 1515 it provides pre-prep, prep and senior schools.

The North Norfolk Coast is very close with superb walking, golfing, sailing and bird watching activities. The cathedral city of Norwich is just twenty three miles away. From Norwich there are direct trains to London Liverpool Street. Norwich Airport is a convenient worldwide gateway via Schiphol Airport.

DESCRIPTION

A modern, two bedroom terraced house situated on a popular development in the Georgian town of Holt. Available to purchase on a SHARED OWNERSHIP basis. The accommodation briefly comprises; entrance hallway, kitchen, living room and cloakroom on the ground floor together with two double bedrooms and a shower room on the first floor. The property benefits from off road parking and a fully enclosed garden to the rear. Offered with no onward chain.

ANTI MONEY LAUNDERING LEGISLATION

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

AGENTS NOTE

Please note the asking price of £68,750 is based on an initial 25% share of the full market value of £275,000. Approximately £489.64 rent per month is payable on the remaining share and there will also be approximately a £17.62 service charge and £31.71 insurance payment per month to cover communal areas and building insurance.

Leasehold – 120 years remaining.

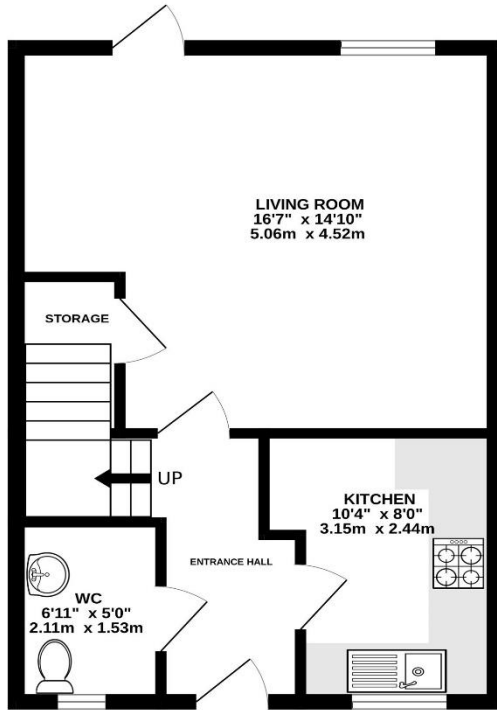
SPECIFICATION

- Modern Terraced House
- Situated on a Popular Development in Holt
- Off Road Parking
- Fully enclosed Rear Garden
- Kitchen
- Living Room
- Cloakroom
- Two Double Bedrooms
- Shower Room

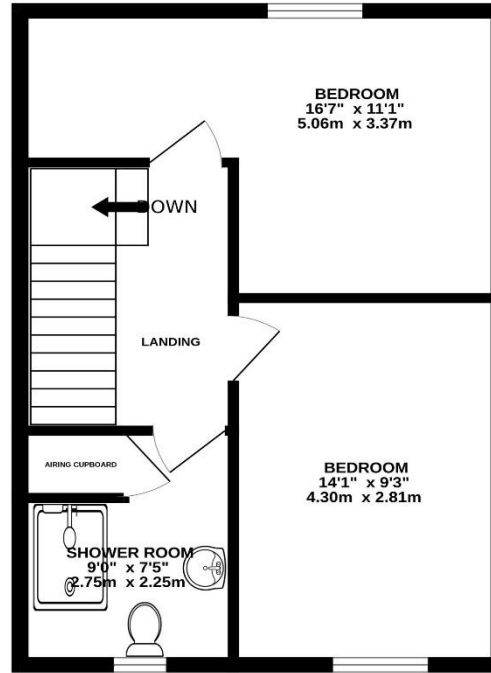




GROUND FLOOR
418 sq.ft. (38.8 sq.m.) approx.



1ST FLOOR
418 sq.ft. (38.8 sq.m.) approx.



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TOTAL FLOOR AREA : 836 sq.ft. (77.7 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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Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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