



# REGAL COURT

Holt, Norfolk, NR25 6HW  
Guide Price £360,000

**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 short stroll from the centre of the very popular town of Holt is the façade of the Regal Court mews residences, built to an extremely high standard by award winning local developer Derek Foreman. This two bedroom, first floor apartment is well presented and has the benefit of sealed unit double glazing and gas central heating. The areas outside are communal and can be enjoyed by the residents of Regal Court.

## 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.

## SPECIFICATION

- First Floor Apartment
- Quiet Residential Location
- Popular Town of Holt
- Within walking distance of the Town Centre
- Allocated Parking Space & Visitor Parking
- Communal Gardens
- Open Plan Kitchen/Breakfast/Living Room
- Master Bedroom with En Suite
- Further Double Bedroom
- Bathroom
- Gas Central Heating & Double Glazing
- Lift Access

## GENERAL REMARKS & STIPULATIONS

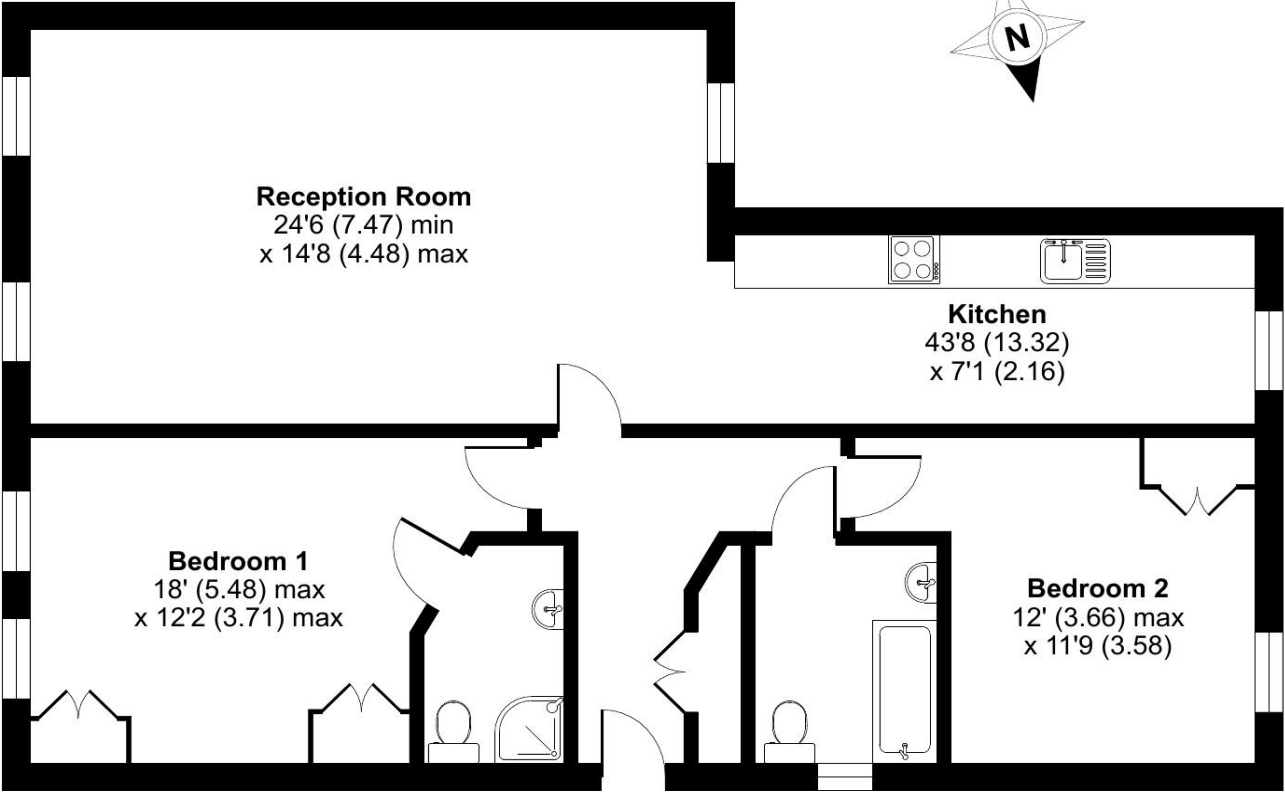
Leasehold – 980 years remaining.  
Ground Rent - £67.28 per annum.  
Service Charge - £2968.71 per annum.





Peacock Lane, Holt, NR25

Approximate Area = 1063 sq ft / 98.7 sq m  
For identification only - Not to scale



GROUND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Brown & Co. REF: 1236118

IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092.

1a Market Place, Holt, Norfolk, NR25 6BE  
01263 711167 | holt@brown-co.com

