



**Apartment 2,
The Old Mill,
Hempton Road,
FAKENHAM.
NR21 9AY.**

Offers in the region of £125,000
Leasehold

Ground floor 1 bedroom Apartment with gas centrally heated accommodation – requiring some improvement. A great investment opportunity or for first time buyers.

Outside there is an allocated car parking space.

The apartment enjoys views to the front and rear over the Mill Race and the River Wensum, and is located in a Grade 2 Listed former Water Mill, dating from 1720, within 1/3rd mile of the Town Centre.

Tel: 01328 864763 office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

Services:

All mains services are connected to the property. (Water rates are included in the Service Charge).

District Authority:

North Norfolk District Council, Cromer. (01263) 513811. **Tax Band: "B"**.

Tenure:

The property is for sale Leasehold on a 199 year lease which commenced on 1st January 1986. Service charge £864.70 which includes Ground Rent per annum paid in 2 equal instalments. The Service Charge includes water rates, buildings insurance and maintenance, repairs, electricity and cleaning of the communal areas. The cost of repairs and maintenance to the building is apportioned, and payable by each of the 15 flats within The Old Mill.

History:

The Mill was built around 1720 on the site of an older mill dating from around 1620. There is evidence of a Mill being on this site since before 1240. A wall plaque with the date 1882 is thought to commemorate when the property was altered. The Mill was converted into apartments in 1982 by Derek Easter, who won a Conservation Awards for his work. More information regards the history of The Mill can be found at: www.norfolk Mills.co.uk/Watermills/fakenham

Directions:

From the Town Centre take Bridge Street. Continue straight over the mini-roundabout and the bridge into Hempton Road. The Old Mill is on the right, opposite the Gas Works Museum and entrance to Aldiss Park.

Location:

Fakenham is a Market Town standing on the River Wensum in the heart of North Norfolk. The picturesque Coast with its fine sandy beaches, pinewoods, marshes, and sailing harbours is 10 miles distant, Kings Lynn is 22 miles distant and the fine City of Norwich, 25 miles. The Town has a wide range of shopping, educational and sporting facilities, including a National Hunt racecourse, and was once voted by the readers of "Country Life" magazine as the seventh best Town in Britain in which to live.



To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham, Norfolk. NR21 9AG.

Tel: 01328 864763.

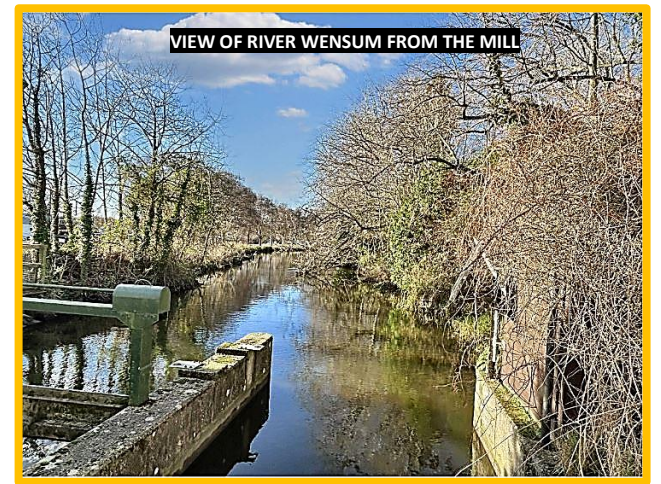
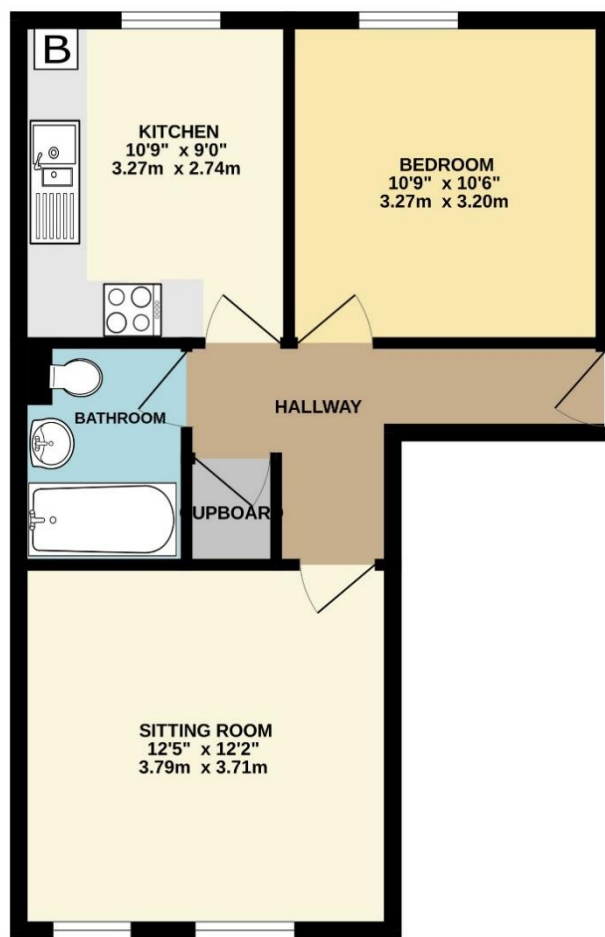
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Entrance Hall: Airing cupboard with slatted shelves, hanging rails and radiator. Exposed ceiling beam. Telephone point. Part glazed door to;

Sitting room: 12'5" x 12'2", (3.8m x 3.7m). 4 wall lights, TV point. Exposed ceiling beam. Sash windows and further window both with fitted security bars.

Kitchen: 10'9" x 9'0", (3.2m x 2.7m). 1½ bowl sink with pedestal mixer tap set in fitted worktop with tiled splash back, and cupboard, drawer, appliance space and plumbing for washing machine under. Matching range of wall mounted cupboards over. "Glow worm" gas fired central heating combi boiler. Further worktop with cupboard under. "Cookworks" electric cooker. Vinyl flooring. Sash window. Exposed ceiling beams.

Bedroom: 10'9" x 10'6" (3.2m x 3.2m). Wall light. Sash window with fitted security bar. Electric heater bar. Exposed ceiling beam. Telephone point.

Bathroom: White suite of panelled bath with pedestal mixer tap and shower fitting over. Pedestal hand basin with tiled splashback, light and shaver point over. Low level WC. Wall mounted cupboard. Exposed ceiling beam.

Outside: To the front (West side) of The Old Mill is a private car park with **allocated car parking space**.

On the North side of the Wensum, and close to the front of this property, is a communal Garden/drying area from where there are lovely views across the river.

EPC: Exempt.

