



STATION ROAD , HOLT, NR25 6AU

£215,000
LEASEHOLD

Located just a minutes walk from the town centre in one of Holts most historic buildings is this delightful 2 bed ground floor retirement apartment which has recently had a facelift with new carpets and re-decoration throughout. With no upward chain, you could move straight in!


HENLEYS
Residential Sales & Lettings

STATION ROAD

- Ideal for the town • 2 bedrooms • Ground floor • Parking • NO UPWARD CHAIN



OVERVIEW

The Beeches is a grand brick and flint building just a stones throw away from the towns centre. The property was converted into luxury apartments last century. This property is a 2 bed ground floor apartment with well proportioned rooms and a lovely outlook. It has recently had a facelift with brand new carpets and a full re-decoration throughout.

FIRST IMPRESSIONS

To the front of The Beeches are lawned and parking areas for the residents. This property is accessed via a path towards the rear of the building.

ENTRANCE

A glazed uPVC woodgrain effect door opens into the hallway.

HALLWAY

From the hall further doors open to the lounge, kitchen, the two bedrooms, shower room and boiler cupboard.

LOUNGE

Large sash window to the rear aspect overlooking the communal gardens with carpeted flooring, TV point and radiators, picture rail and central ceiling rose. Period fireplace with marble hearth and mantelpiece (not in use)

KITCHEN

Double glazed windows to two aspects. Range of fitted base and wall units with worktops over and inset sink and draining board. Integral appliances include a four

ring gas hob and an electric oven and grill. Spaces for a washing machine, upright fridge-freezer and a 400mm dishwasher. Radiator and tile effect vinyl flooring. Door to airing cupboard.

BEDROOM 1

Single glazed sash window to the front aspect with carpeted flooring, built-in wardrobe, TV point and radiator.

BEDROOM 2

Double glazed window with carpeted flooring and radiator.

SHOWER ROOM

Double glazed opaque window. Quadrant shower cubicle with electric power shower, vanity wash hand basin and dual-flush WC with enclosed cistern. Tile effect vinyl flooring, radiator and towel rail heater.

LEASE DETAILS & SERVICE CHARGE

125 years from July 1990

Charges: 2021 charges £1052.82

Ground Rent: £1 per annum

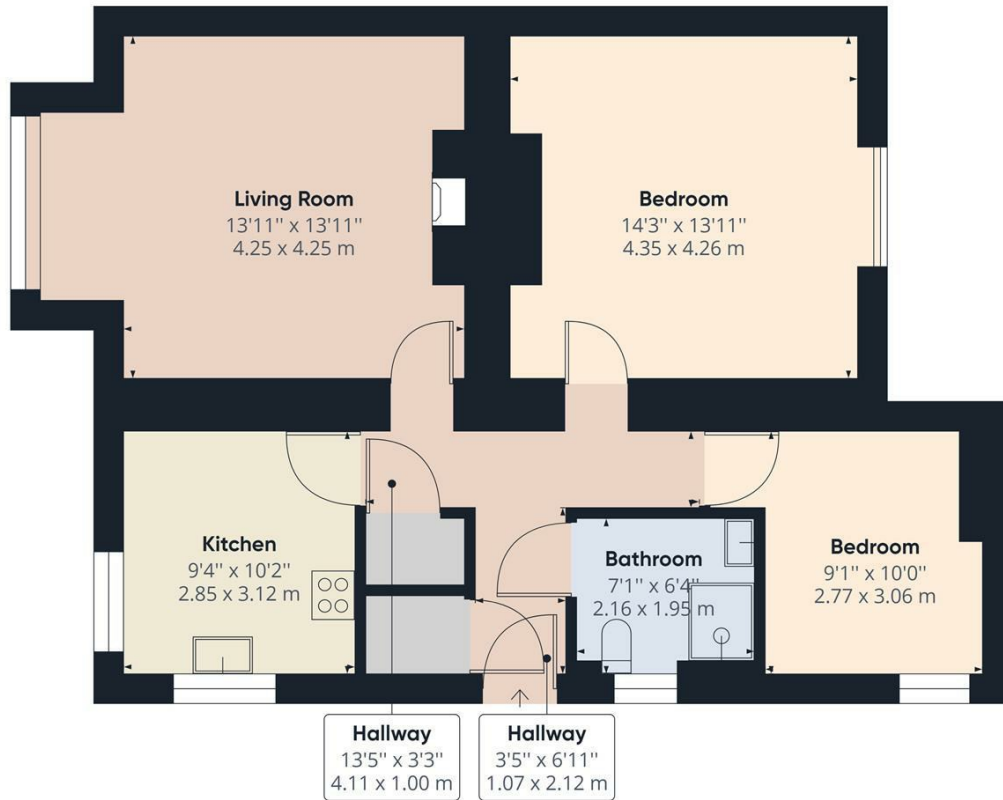
Council Tax Band D

PARKING

Residents parking area to the front of the complex.

3 STATION ROAD





Approximate total area⁽¹⁾
755.68 ft²
70.20 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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