



12 Donthorn Court

Guide Price: £375,000-£400,000

This impressive apartment has spacious accommodation over two floors in this Grade II Listed building which was converted from a hospital in 2012. The property has an abundance of character and is located less than a mile from the town centre.

As you approach this beautiful building, the front entrance hall is shared between this apartment and the apartment on the ground floor. The staircase in the right hand turret takes you to the first floor and brings you into the open-plan living/dining room which is flooded with light from the large window display and is open to the fitted kitchen.

In the second turret is a snug which overlooks the turning circle and views back down the entrance lane. From the inner hallway, the third double bedroom (with built-in wardrobe) and a bathroom can be found together with an access door to the rear communal staircase.

Back in the turret, the stairs take us up to the second floor where the mezzanine living room will be found and off this, there is a study in the second turret. From the inner hall, there is the main bedroom (with two built-in wardrobes) together with a four-piece en-suite. In addition, the second bedroom (with built-in wardrobe) has an en-suite shower room, which also provides access to the rear communal staircase.

Outside the property has the benefit of two off-road parking spaces next to the building and has access to the external cycle store. The lawned area to the front of the entrance hall has a bench which you can sit and relax in the sunshine on.

Services - Gas central heating. Mains water, electricity and drainage are connected.



Leasehold Information:

Years remaining: Approx. 112 years remaining. The property has a 125 year lease from 01.01.2012.

Ground Rent per annum: £130.00

Annual Service Charge for 2025: £2,847.09

Building/work repairs charge for 2025: £1,863.00 which could be subject to change.

Situation Aylsham is a bustling, North Norfolk market town which lies just off the A140 between Norwich and Cromer, close to the beautiful Blickling Hall and just a short drive from the coast. The town itself hosts a variety of local businesses, independent shops, public houses and cafe's. Tesco and Budgens supermarket can also be found in the town, along with a Starbucks and M&S mini-mart/petrol station off the A140. The town has primary and secondary schooling.

Directions

From Reepham, head out of the town in the direction of Cawston on the B1145. Continue through Cawston and then at the roundabout with the B1149 head straight over, following signs for Aylsham. Upon entering Aylsham, at the first roundabout, take the third exit, continuing on the B1149. Take the left hand turning onto Cawston Road, followed by the next left hand turning onto St. Michaels Avenue, then turn right where Donthorn Court will be found at the end of the lane.

For further information and to arrange your viewing, please contact our friendly and professional staff.

This property is being marketed by our Reepham office and the property reference is AR0114.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also if there is anything in particular that you require clarification on - call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.

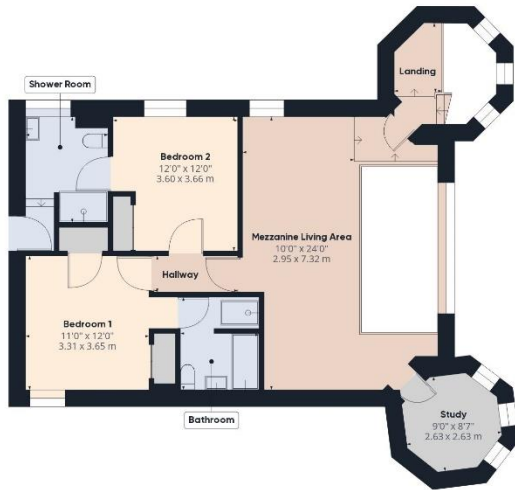




Ground Floor



Floor 1



Floor 2

PARSONS
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Approximate total area⁽¹⁾

1825.99 ft²

169.64 m²

Reduced headroom

27.88 ft²

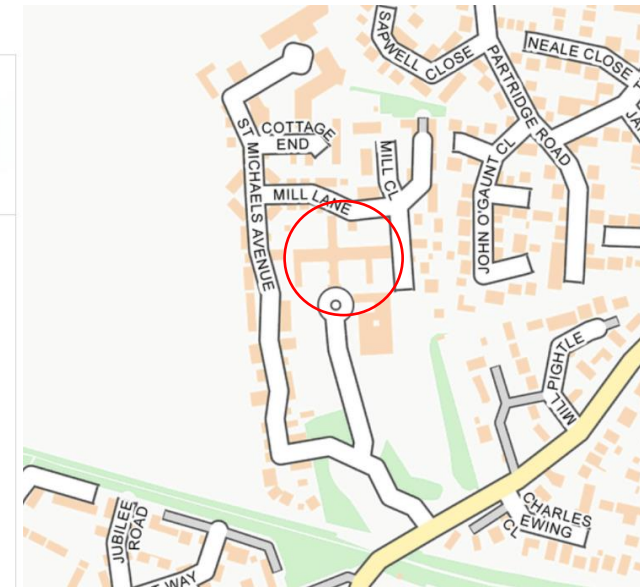
2.59 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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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