



EPC: C

**7a Havelock Square,
Tunn Street,
FAKENHAM.
NR21 9BJ.**

**Offers sought in the region of
£140,000
LEASEHOLD**

Self-contained, gas centrally heated and double glazed, 2 bedroomed Apartment, on the first floor of a Grade 2 Listed Building; conveniently located, just 100 yards from the Market Square.

The property comprises – (Shared entrance and staircase to:) Entrance Hall, Sitting room with fine view towards the Church, Kitchen with appliances, Bathroom and 2 Bedrooms. Outside: Allocated Car Parking Space.

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

Services:

All mains services are connected to the property.

District Authority:

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

Ground rent £25.00 pa (From 1-1-26 to 31-12-26)

Service Charge £264.67

Electricity -shared areas (2024-25) £130 for year + £36 management fee
there is a prepay meter for each flat in addition.

Buildings insurance (14-11-2025) £259.50.

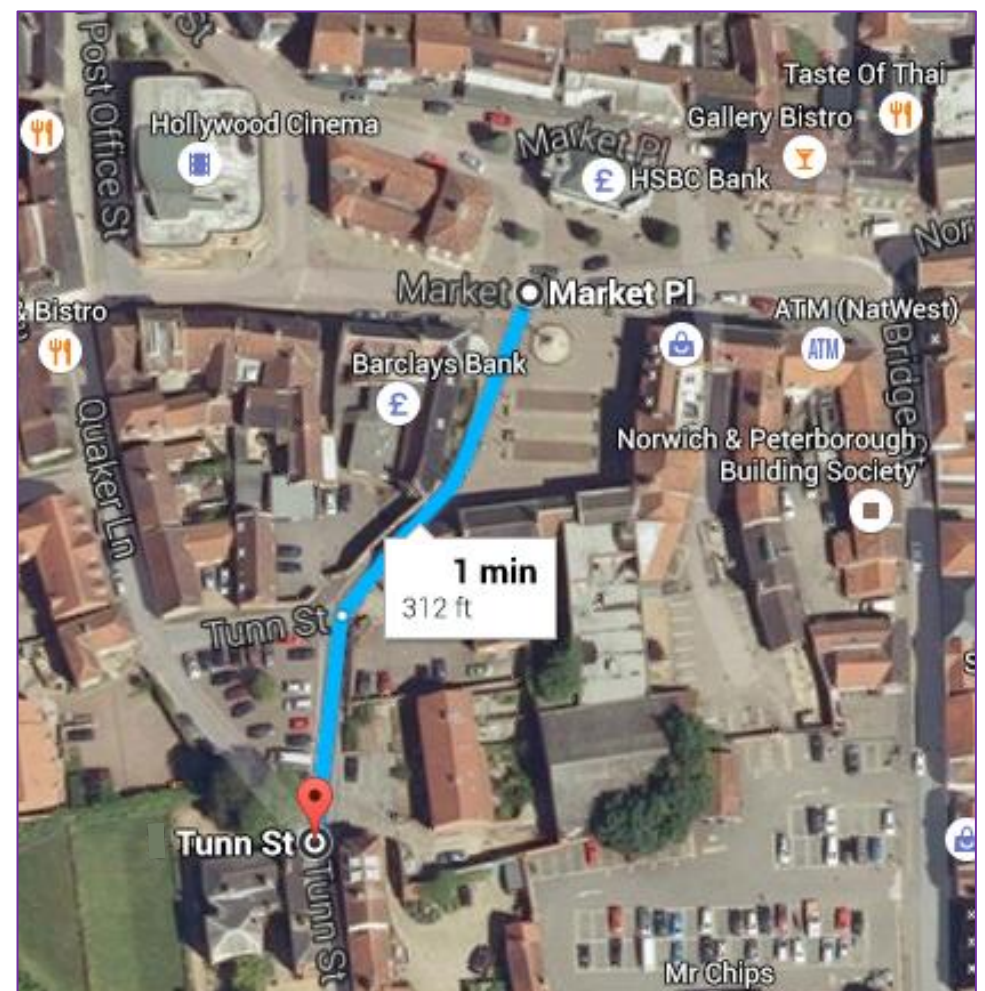
Managing Agents: Duke Street Lettings- who will be able to confirm above figures.
angels@dukestreetlettings.com, Tel: 01603 660368.

Directions:

From the Market Square, cross the pedestrian precinct to the side of the war memorial, and proceed into Tunn Street. The property is on the left.

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.

Email: office@baileybirdandwarren.co.uk

www.baileybirdandwarren.co.uk

IMPORTANT NOTICE:

Bailey Bird & Warren for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that these particulars have been prepared in accordance with The Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers or tenants.

They do not constitute part of an offer or contract.

Please note that: Photographs may have been taken with the use of a wide-angle lens and items shown in photographs are not necessarily included with the property. We have not tested any heating installation, other appliances or services, and it is therefore the responsibility of the purchaser or tenant, solicitor or surveyor to ascertain their condition and serviceability. Intending purchasers or tenants, particularly those travelling some distance are advised to check with us first on the availability of the property, and on any points which are of particular importance to them. No person or employee of Bailey Bird & Warren has any authority to make or give any representation or warranties in relation to this property or these particulars, nor to enter into any contract on behalf of the Vendor or Lessor.

ENTRANCE FLOOR

1ST FLOOR

7A TUNN STREET, FAKENHAM

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
 Made with Metropix ©2006

View from Sitting room

THE PROPERTY

ACCOMMODATION:

GROUND FLOOR:

Small, shared entrance hall and staircase to;

FIRST FLOOR:

PRIVATE ENTRANCE HALL:

Built-in storage cupboard. Intercom 'phone. Radiator with thermostat. Wall fitted mirror. Coved and artexed ceiling.

SITTING ROOM:

13'9" x 10'10", (4.2m x 3.3m) max

Double aspect with view of The Church to the North. Radiator with thermostat. Smoke detector. Coved and artexed ceiling. Sliding door to;

KITCHEN:

7'4" x 7'0", (2.2m x 2.1m)

Stainless steel sink unit with mixer tap, set in fitted work top with tiled splashback, and drawers and cupboards under. Further fitted work surface with tiled surround, and drawer and cupboard under. "Tricity Bendix" electric cooker. "Worcester" wall fitted gas fired Combi central heating boiler. Matching range of fitted wall cupboards. View of Church.

LOBBY: (off Sitting room).

Deep built-in clothes cupboard with slatted shelves. Coved and artexed ceiling. Door to;

BATHROOM:

White suite of panelled bath with tiled surround and "Triton" shower fitting over. Low level WC. Pedestal hand basin with tiled surround. Shaver point. Radiator with thermostat. "RW" wall mounted electric convector heater. Coved and artexed ceiling.

BEDROOM 1:

10'10" x 9'0", (3.3m x 2.7m).

Radiator with thermostat. Artexed ceiling.

BEDROOM 2:

9'0" x 7'0", (2.7m x 2.1m).

Radiator with thermostat. Smoke detector. Coved and artexed ceiling.

OUTSIDE:

To the side of the building is a shared gravelled drive, leading to a turning area and allocated car parking space.

