



Hall Close, Fakenham, NR21 8HQ

welcome to

Hall Close, Fakenham

****Vacant Possession from 27th Septembe****

William H Brown are pleased to present this well-located two-bedroom first floor apartment, just a short distance from Fakenham town centre. Featuring spacious living accommodation, communal gardens and off-road parking, it's an ideal investment opportunity.



Agent Notes

Please note that the AML Fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Three storage cupboards and door to the front.

Lounge

10' 1" x 15' 9" (3.07m x 4.80m)

Feature fireplace, carpet and wooden sash window to the rear.

Kitchen

10' x 9' 7" (3.05m x 2.92m)

Kitchen with wall and base units, electric oven, electric hob with extractor over, composite sink with drainer, fridge freezer, dishwasher, space for washing machine, tiled splash back and wooden sash window to the rear.

Bedroom One

9' 8" x 14' 6" (2.95m x 4.42m)

Feature fireplace, carpet, electric radiator and wooden sash window to the rear.

Bedroom Two

7' 4" x 11' (2.24m x 3.35m)

Carpet, electric radiator and wooden sash window to the rear.

Bathroom

Suite comprising of bath with shower over, wash hand basin, WC, part tiled and wooden sash window to the rear.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Hall Close, Fakenham

- ****Vacant Possession from 27th September****
- **GUIDE PRICE £160,000 - £170,000**
- **TWO SIZEABLE BEDROOMS**
- **PERIOD FEATURES**
- **BRIGHT & AIRY THROUGHOUT**

Tenure: Leasehold EPC Rating: E

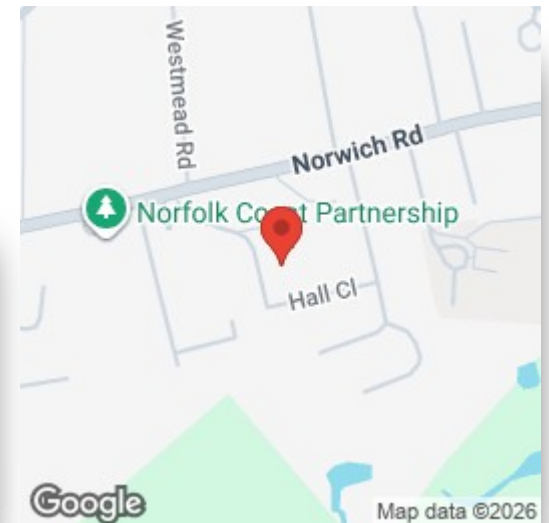
Council Tax Band: A Service Charge: 840.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 16 Oct 2018.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
FKM108389 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01328 864922



Fakenham@williamhbrown.co.uk



Royal Oak House 18 Oak Street, FAKENHAM,
Norfolk, NR21 9DY



williamhbrown.co.uk