

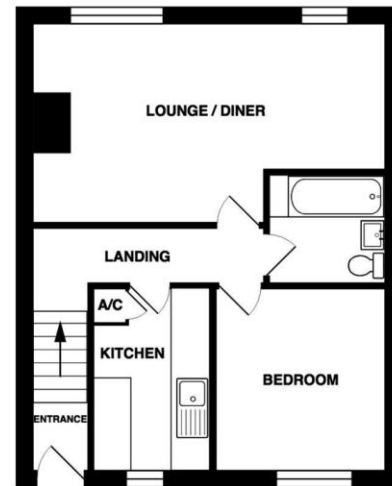
We Are Here To Help

If your interest in this property is dependent on anything about the property or its surroundings which are not referred to in these lettings particulars, please contact us before viewing and we will do our best to answer any questions you may have.

Directions

From North Walsham Market Place turn right and right again into Grammar School Road, at the mini roundabout turn left and proceed straight across at the traffic lights in the direction of Norwich. Turn right into Millfield Road and follow the road straight over the mini roundabout into Station Road. Take the next right turn into Oak Road and left into Abby Court, No 4 can be located in the corner.

Floor Plan



Total Area: 42.7 m² ... 460 ft²
All measurements are approximate and for display purposes only

Data Protection Act

The Owner authorises Watsons and Hoyl Independent Advisers Ltd to process their personal information for the purposes of providing services associated with the business of an estate agent in accordance with their privacy policy (copies of which are available on request) but specifically excluding mailings or promotions by a third party.

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DRAFT DETAILS AWAITING LANDLORD APPROVAL



home for rent

4 Abbey Court, Station Road
North Walsham, NR28 0BW

£450 pcm

Plus fees

First floor purpose built flat with unfurnished accommodation offering one double bedroom plus communal car parking

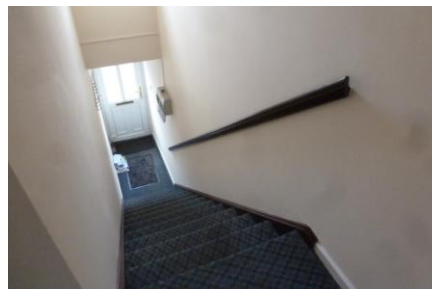
Viewing strictly by
prior arrangement
with the agents

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- Entrance Hall ● Landing ● Lounge
- Kitchen ● Bedroom ● Bathroom ● Gas Central Heating ● uPVC Double Glazing
- Unfurnished ● Available January 2021

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Location

A bustling medieval market town in North East Norfolk, North Walsham sits midway between the North Norfolk Coast, the Norfolk Broads and Norwich. North Walsham boasts a popular weekly market along with a monthly farmers market in the Market Place. The Market Cross presides over the Market Place having been built to collect the rent for the market stalls in bygone days. A popular family residential area, encouraged through an abundance of local shops with a good range of supermarkets such as Waitrose, Sainsburys and Lidl, North Walsham has good educational facilities for all ages including sixth form Paston College, once the school of Lord Nelson, along with doctors, dentists, opticians and a library.

The town is served by North Walsham railway station on the Bittern Line between Norwich, Cromer and Sheringham. Situated approximately 16 miles from Norwich on the B1150, the town has easy access to Cromer (approximately 9 miles) and Mundesley (approximately 5 miles). The Cathedral City of Norwich boasts an excellent range of shopping facilities along with mainline rail links to London and an International Airport.

Description

A neat and tidy, unfurnished one bedroom first floor flat located within good access to the town centre, with communal shared car parking, gas central heating and double glazing.

The accommodation comprises:-

Entrance Hall

Entrance door with stairs leading to the first floor accommodation

Landing

With access to loft space and radiator

Lounge

19' 0" x 10' 9" (5.79m x 3.28m) Front facing lounge with two uPVC double glazed windows, radiator, brick fireplace with fitted electric fire, TV aerial point and fitted carpet

Kitchen

7' 0" x 6' 3" (2.13m x 1.91m) Fitted with base and drawer units with working surfaces over, inset sink with single drainer, cupboard housing the gas fired boiler, space and plumbing for automatic washing machine, space for fridge/freezer, rear facing uPVC double glazed window, radiator.

Bedroom

9' 10" x 9' 1" (3m x 2.77m) Rear uPVC double glazed window, carpet and radiator

Bathroom

6' 2" x 5' 10" (1.88m x 1.78m) White suite comprising panelled bath with shower over, pedestal wash basin, low level WC and radiator.

Outside

Communal area with car parking

Services

All mains services

Local Authority/Council Tax

North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN

Tel: 01261 513811

Tax Band: A

EPC Rating

The Energy Rating for this property is E. A full Energy Performance Certificate is available on request.

Available

Start of January 2021 (Exact date to be confirmed.)

Tenure

Assured shorthold tenancy for an initial period of 6 or 12 months with a view to continuing thereafter on a monthly basis.

Agents Note

One weeks rent will be taken as a holding deposit, £103.84. This is to reserve a property. Please Note: This will be withheld if any relevant person (including guarantor(s)) withdraw from the tenancy, fail a right to rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or any other deadline for Agreement as mutually agreed in writing).

The deposit for this property will be £519.23. Tenants are reminded that they are responsible for arranging their own contents insurance. The tenancy is exclusive of all other outgoings, therefore tenants must pay all bills incurred throughout the tenancy period.