



## 2 Manor Court, Aylsham, Norfolk, NR11 6LF

Offers Over £150,000

- GROUND FLOOR APARTMENT
- LOUNGE/DINER
- MAINTAINED COMMUNAL GARDENS
- TWO DOUBLE BEDROOMS
- POSITIONED IN THE HEART OF AYLSHAM
- WALKING DISTANCE TO LOCAL AMENITIES
- ALLOCATED OFF ROAD PARKING
- WELL PRESENTED AND BRIGHT ACCOMMODATION

# 2 Manor Court, Aylsham NR11 6LF

**\*SELLER FOUND\***

A well presented ground floor apartment situated within the heart of the sought after market town of Aylsham. The property offers two bedrooms, off road parking and a communal garden, all within walking distance to amenities.



Council Tax Band: A



## **DESCRIPTION**

Situated within the heart of the sought after market town of Aylsham, just a short walk to all amenities, this two bedroom groundfloor apartment offers modern and well presented accommodation. The property comprises an entrance porch leading to the lounge diner, seperate kitchen with two double bedrooms and a bathroom. Externally, the property boasts allocated off road parking and a shared communal garden.

## **ENTRANCE PORCH**

Timber door with glass panels to main entrance and window to side, door to living room.

## **LOUNGE/DINER**

Double glazed window to rear aspect, laminate flooring, radiator.

## **KITCHEN**

Double glazed window to rear aspect, fitted with a range of wall and base units with timber worktop over, inset stainless steel sink, wall mounted gas boiler, space and plumbing for washing machine, inset electric oven, four ring electric hob and cooker hood over, heated towel rail, space and plumbing for free standing fridge freezer.

## **HALLWAY**

Laminate flooring, radiator.

## **SHOWER ROOM**

Double glazed window with obscured glass to rear aspect, fitted with a three piece suite comprising walk in double shower cubicle with mains connected shower, vanity unit with wash hand basin, WC, extractor fan, heated towel rail, laminate flooring.

## **BEDROOM ONE**

Double glazed window to front aspect, radiator, laminate flooring.

## **BEDROOM TWO**

Double glazed window to front aspect, radiator, laminate flooring.

## **EXTERNAL**

The property benefits from an allocated off road parking space and communal gardens to the rear that are mainly laid to lawn with a shingle area at the side with communal rotary lines.

## **AGENTS NOTES**

This property is Leasehold - 992 years remaining.  
Service Charge, including Ground Rent - £1,200 per annum.  
Mains drainage, electricity, water and gas connected.  
Council tax band: A

## **LOCATION**

Aylsham is a sought after historic market town with a range of local amenities including supermarkets, doctors and dental surgeries, an opticians, local independent shops and plenty of places to eat. The town also offers highly rated pre, first and high schools, is approximately 10 miles north of the City of Norwich and close to the stunning Norfolk Broads, with plenty of walking routes and cycle paths.



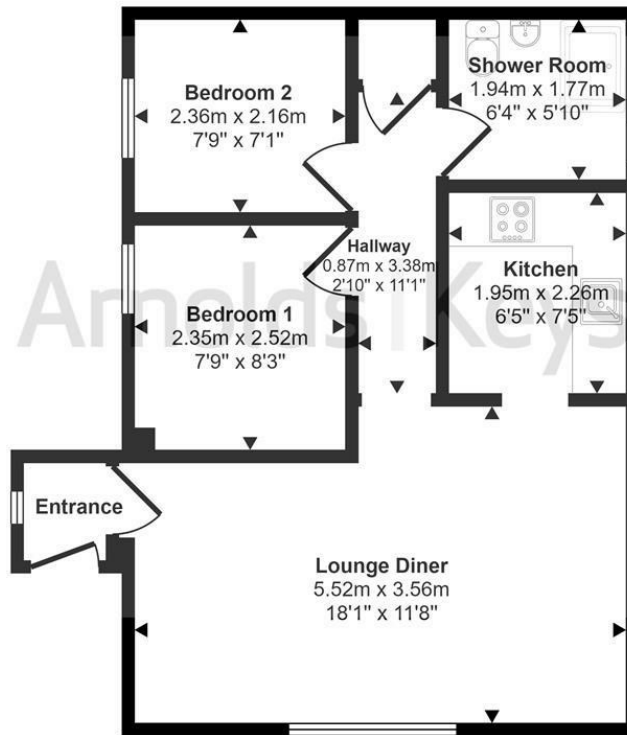
## Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx Gross Internal Area  
45 sq m / 481 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

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