



Angel Court Cromer Road, North Walsham NR28 0UN

welcome to

Angel Court Cromer Road, North Walsham

****NO ONWARD CHAIN**** This well presented two bedroom first floor apartment is situated in the Over 55s development at Angel Court in North Walsham town centre and would make an ideal retirement home



Description

Situated in the centre of North Walsham within walking distance of amenities, marketplace and public transport links, this surprisingly spacious two bedroom apartment would make an ideal home for someone downsizing/retiring. The property offers accommodation comprising entrance hall, lounge, kitchen, two bedrooms and a bathroom. Externally, the property benefits from one allocated parking space and access to a communal lounge and garden area. Angel Court benefits from an elevator lift providing easy access to the first floor and a site manager who is regularly available.

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

Door from communal hallway, double glazed window to rear aspect, airing cupboard housing water tank, storage cupboard, telephone entry system, electric radiator and carpeted flooring.

Kitchen

Fitted kitchen with a range of wall and base units with work surfaces over, double eye level electric oven, electric hob with cooker hood above, two undercounter spaces for fridge and freezer, stainless steel sink drainer, tiled splashback, open shelving, extractor fan, vinyl flooring and a double glazed window to the front aspect with fitted roller blind.

Lounge

Two double glazed windows to the front aspect, television point, intercom system, electric radiator and carpeted flooring.

Shower Room

Suite comprising shower cubicle with grab rails, WC, wash hand basin, heated towel rail, electric heater, wall mounted unit, shaving point, fully tiled walls and vinyl flooring.

Bedroom One

Two double glazed windows to the rear aspects with fitted blinds, television and telephone points, fitted wardrobes, electric radiator and carpeted flooring.

Bedroom Two

Two double glazed windows to the rear aspect with fitted blinds, electric radiator and carpeted flooring.

Exterior

Externally, the property benefits from one allocated parking space and access to a communal garden and residents lounge



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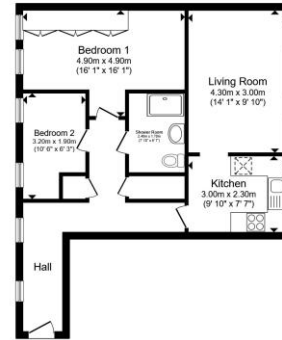
- Allocated Parking Space
- Communal Lounge and Gardens
- Elevator Lift providing Easy Access
- Two Bedroom Apartment
- Over 55s Development

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 3990.48

Ground Rent: 122.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1992. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Floor Plan

Total floor area 57.2 m² (616 sq.ft.) approx.
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.propertybox.io

william
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£95,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NWM110114 - 0005

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