



Smedley House Smedley Close, North Walsham NR28 0FL

welcome to

Smedley House Smedley Close, North Walsham

This immaculately presented 2 bedroom ground floor apartment with allocated parking space is situated on a popular Hopkins Homes development in North Walsham and would make an ideal first time buy or investment purchase.



Description

Built in 2018 this modern apartment presents an ideal opportunity for a first-time buyer or a buy-to-let investor.

The well-appointed accommodation comprises an entrance hall, a master bedroom with an en-suite shower room, a second double bedroom, an open-plan lounge and kitchen area, and a contemporary family bathroom.

Additional features include gas central heating, an allocated parking space, and the advantage of a service charge already paid through to January 2027. Residents of Smedley House also enjoy access to three visitors' parking spaces, a communal bin store, and a secure bicycle store. The property is conveniently located just a five-minute walk from North Walsham train station.

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

Secure entrance door, radiator, storage cupboard and airing cupboard fitted with radiator, carpeted flooring.

Lounge

Lounge area with double glazed windows to side aspect, radiator, television point and carpeted flooring.

Kitchen / Diner

Fitted kitchen with range of wall and base units with work surfaces over, electric oven and hob with cooker hood above, one and a half sized stainless steel sink drainer, plumbing for washing machine and dishwasher, space for tumble dryer, tiled splashbacks and tiled flooring.

Bedroom One

Double glazed windows to front and side aspects, fitted wardrobe, television point, radiator and carpeted flooring.

Ensuite Shower Room

Suite comprising shower cubicle, wash hand basin, WC, shaver point, double glazed window to front aspect, radiator and vinyl flooring.

Bedroom Two

Double glazed window to front aspect, storage cupboard housing gas central heating boiler, fitted wardrobe cupboard, television point, radiator and carpeted flooring.

Bathroom

Suite comprising bath with mixer taps and shower attachment, wash hand basin, WC, radiator, part tiled walls and laminate flooring.

Exterior

The property comes with one allocated parking space and access to bin store, bike store and use of visitors parking spaces when appropriate.



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Smedley House Smedley Close, North Walsham

- Master Bedroom with Ensuite Shower Room
- Open Plan Living Space
- Allocated Parking Space & Visitor Parking
- Within walking distance of North Walsham train station
- Close to Town Centre

Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: 1034.00

Ground Rent: 115.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2016. 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 60.0 m² (646 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

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Please note the marker reflects the postcode not the actual property

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Property Ref:
NWM110059 - 0004

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