



11 KERRIDGE COURT

Holt, NR25 6AY

£140,000

Leasehold

11 KERRIDGE COURT

Kerridge Way
Holt
NR25 6AY

- Ground floor one-bedroom apartment
- Convenient Holt location
- Allocated parking space
- Three visitor parking spaces
- Additional space for trades
- Communal outdoor seating area
- Communal clothes-drying area
- Well-equipped accommodation
- Scope to add your own style





Perfectly positioned within the popular Georgian market town of Holt, 11 Kerridge Court is a ground floor apartment offering an appealing combination of convenience, practicality & easy living. Holt's vibrant town centre is within easy reach, with its independent shops, cafés, restaurants, galleries & everyday amenities, while the surrounding North Norfolk countryside & coastline are also readily accessible. Kerridge Court is an established residential development, with a number of purpose-built apartments & allocated parking.

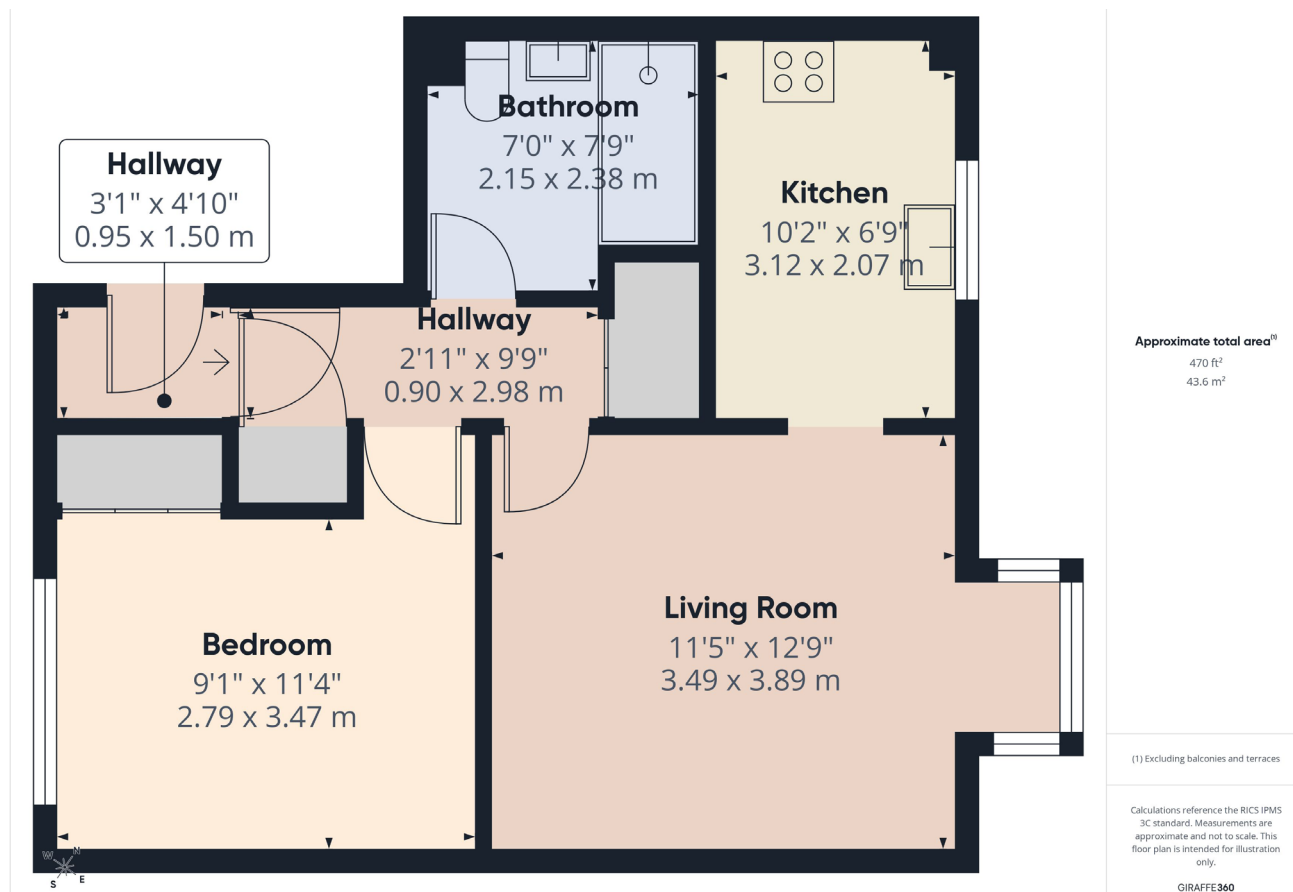
Inside, the apartment provides well-equipped and practical accommodation, centred around a comfortable sitting room, kitchen, bedroom & bathroom. The apartment is well equipped throughout & offers scope for a little updating, providing the opportunity for a new owner to add their own personal touch & make the space their own. As a ground floor apartment, it also provides particularly convenient access, making it an attractive option for those looking for a manageable home, a permanent base in Holt or a potential investment.

Outside, Kerridge Court offers useful communal facilities, including an area for drying clothes and an outdoor seating space, providing somewhere to enjoy a little fresh air without the maintenance associated with a private garden. The property also benefits from one allocated parking space, three visitor spaces & an additional space designated for trades, adding a level of practicality that is particularly valuable in a town-centre location. With its excellent position, manageable proportions & scope to update, 11 Kerridge Court presents an opportunity to secure a well-located home in one of North Norfolk's most sought-after market towns.









Services connected: Mains water, electricity & drainage. Electric storage heaters.

Council Tax: Band B.

Energy Efficiency Rating: C.

Tenure: Leasehold – 962 years remaining, Ground Rent paid bi-annually £26.43 & Service Charge £1,136.78.

Location: What3words – ///merge.fill.s.wrong

Agent's note: Service charge includes: Buildings insurance, maintenance of building inc windows and communal areas, inc window cleaning and gardening.

Not to keep any animal which may cause a nuisance to neighbours.

Communal areas are, surrounding gardens, laundry area, bin area, car park.

Private dwelling use only no internal structural alterations without landlord consent.

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