



**7a Havelock Square,
Tunn Street,
FAKENHAM.
NR21 9BJ.**

**Offers sought in the region of
£140,000
LEASEHOLD**

Recently completely redecorated and having new carpets throughout, this self-contained, 2 bedroomed Apartment, offers gas centrally heating and double glazing. Located on the first floor of a Grade 2 Listed Building; in a conveniently position, just 100 yards from the Market Square.

The property comprises – (newly recarpeted shared entrance and staircase to;) Entrance Hall, Sitting room with fine view towards the Church, Kitchen with appliances, Bathroom and 2 Bedrooms. Outside: Allocated Car Parking Space.

Tel: 01328 864763 office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

Services:

All mains services are connected to the property.

District Authority:

North Norfolk District Council, Cromer. (01263) 513811. **Tax Band: A.**

Ground rent £25.00 pa (From 1-1-26 to 31-12-26)

Service Charge £264.67

Electricity -shared areas (2024-25) £130 for year + £36 management fee
there is a prepay meter for each flat in addition.

Buildings insurance (14-11-2025) £259.50.

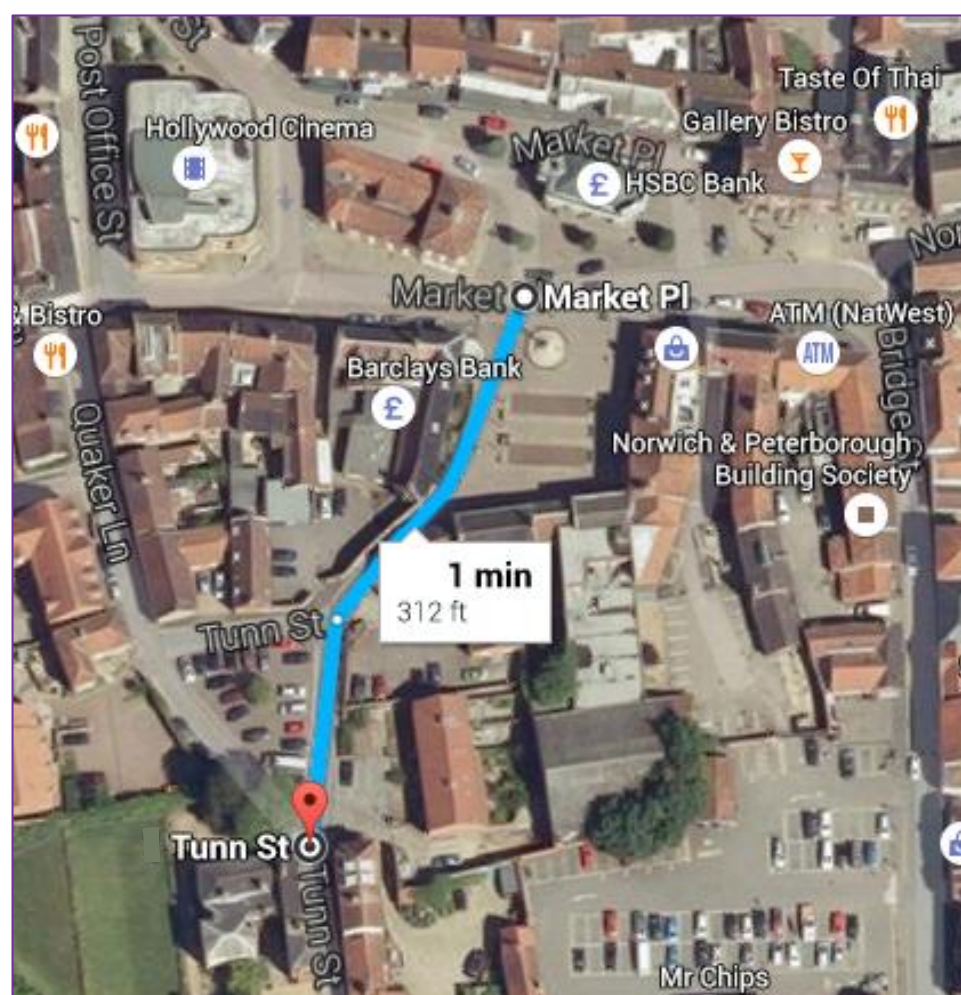
Managing Agents: Duke Street Lettings- who will be able to confirm above figures.
angels@dukestreetlettings.com, Tel: 01603 660368.

Directions:

From the Market Square, cross the pedestrian precinct to the side of the war memorial, and proceed into Tunn Street. The property is on the left.

Location:

Fakenham is a Market Town standing on the River Wensum in the heart of North Norfolk. The picturesque Coast with its fine sandy beaches, pinewoods, marshes, and sailing harbours is 10 miles distant, Kings Lynn is 22 miles distant and the fine City of Norwich, 25 miles. The Town has a wide range of shopping, educational and sporting facilities, including a National Hunt racecourse, and was once voted by the readers of "Country Life" magazine as the seventh best Town in Britain in which to live.



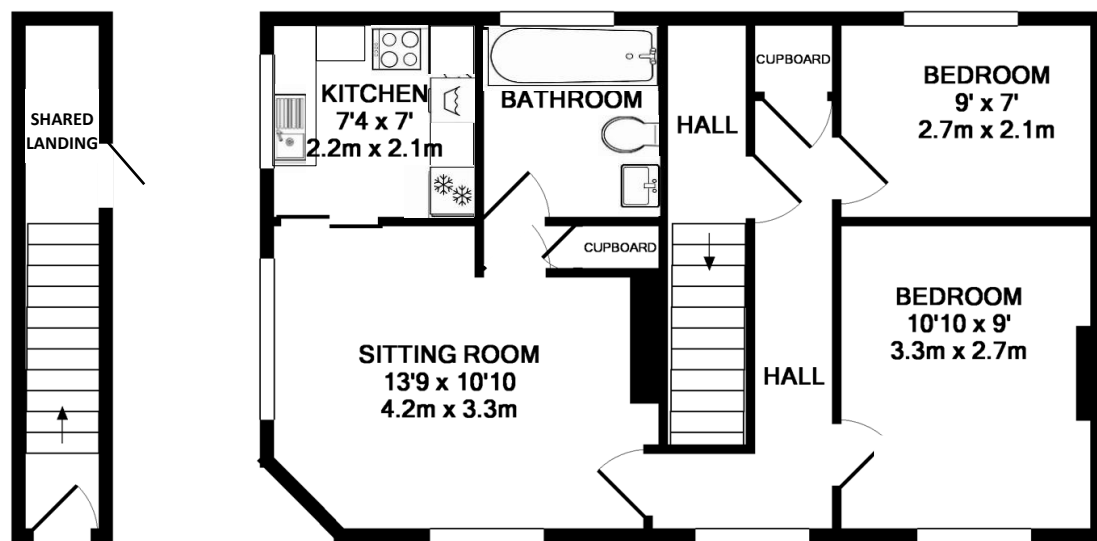
**To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham. Norfolk. NR21 9AG.
Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk**

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They do not constitute part of an offer or contract.

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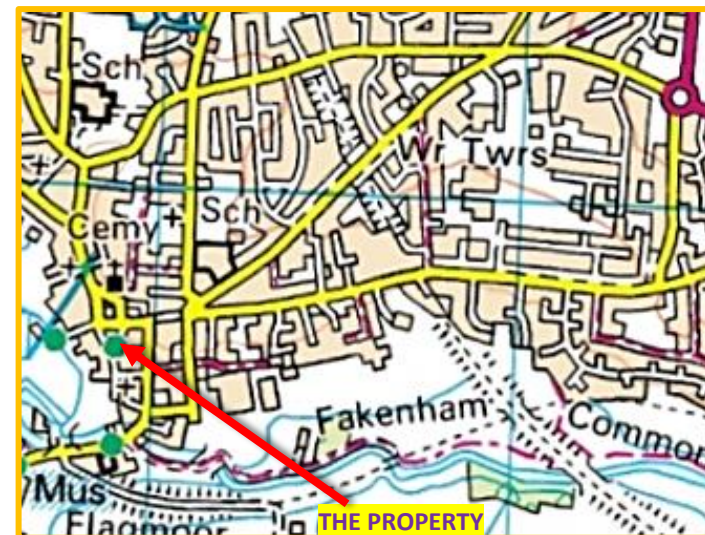


ENTRANCE FLOOR

1ST FLOOR

7A TUNN STREET, FAKENHAM

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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ACCOMMODATION:

GROUND FLOOR:

Small, shared entrance hall and staircase to;

FIRST FLOOR:

PRIVATE ENTRANCE HALL:

Built-in storage cupboard. Intercom 'phone. Radiator with thermostat. Wall fitted mirror. Coved and artexed ceiling.

SITTING ROOM:

13'9" x 10'10", (4.2m x 3.3m) max

Double aspect with view of The Church to the North. Radiator with thermostat. Smoke detector. Coved and artexed ceiling. Sliding door to;

KITCHEN:

7'4" x 7'0", (2.2m x 2.1m)

Stainless steel sink unit with mixer tap, set in fitted work top with tiled splashback, and drawers and cupboards under. Further fitted work surface with tiled surround, and drawer and cupboard under. "Tricity Bendix" electric cooker. "Worcester" wall fitted gas fired Combi central heating boiler. Matching range of fitted wall cupboards. View of Church.

LOBBY: (off Sitting room).

Deep built-in clothes cupboard with slatted shelves. Coved and artexed ceiling. Door to;

BATHROOM:

White suite of panelled bath with tiled surround and "Triton" shower fitting over. Low level WC. Pedestal hand basin with tiled surround. Shaver point. Radiator with thermostat. "RW" wall mounted electric convector heater. Coved and artexed ceiling.

BEDROOM 1:

10'10" x 9'0", (3.3m x 2.7m).

Radiator with thermostat. Artexed ceiling.

BEDROOM 2:

9'0" x 7'0", (2.7m x 2.1m).

Radiator with thermostat. Smoke detector. Coved and artexed ceiling.

OUTSIDE:

To the side of the building is a shared gravelled drive, leading to a turning area and allocated car parking space.

