



**Donthorn Court, Aylsham, Norwich, NR11 6YF**



**welcome to**

**Donthorn Court, Aylsham, Norwich**

A 2 Double Bedroom, Second Floor Apartment located in the Grade II Listed Victorian former St Michael's Hospital. Retaining the original architecture, it has been sympathetically restored and converted to provide characterful and unique accommodation.



## Description

Set on an award winning complex in the sought after market town of Aylsham, don't miss this deceptively spacious 2nd Floor Apartment which is in excellent order throughout and enjoys lovely open plan accommodation to include large Living Room with exposed beams opening to a fitted Kitchen, 2 double Bedrooms - main with En-suite & Family Bathroom. Outside the property benefits from 2 allocated parking spaces.

Aylsham itself offers a wide range of amenities to include shops, restaurants, cafe's, pubs & supermarkets. There is a doctor's surgery, Dentist, Veterinary Clinic and highly regarded schools from Nursery through to High School. Aylsham also offers great transport links to Norwich City Centre and the North Norfolk Coast.

## Communal Entrance Hall

Front door of the building opens into a hall with stairs leading to 2nd floor and front door into apartment.

## Entrance Hall

Front door opens into hall with carpeted flooring, airing cupboard, exposed beam, radiator & telephone entry system. Doors to remaining accommodation.

## Living Room

14' 8" x 13' 4" (4.47m x 4.06m)

Exposed beams, TV point, carpeted flooring, 2 radiators & double glazed window. Opens to Kitchen.

## Kitchen

9' 11" x 10' (3.02m x 3.05m)

Fitted with a range of wall & base units, work surface over with tiled splash back and inset stainless steel sink & drainer unit. Double electric oven, 4 ring gas hob with cooker hood over, plumbing & space for both dishwasher and washing machine, space for fridge/freezer and gas central heating boiler housed in cupboard. Exposed beams, spotlights, tiled flooring & double glazed window.

## Bedroom One

13' 10" x 8' 6" max (4.22m x 2.59m max)

Irregular shaped room with built-in wardrobe, carpeted flooring, radiator & 2 single glazed windows. Door to En-suite.

## En-Suite

Suite comprising low level WC, pedestal wash basin with tiled splash back and shower cubicle. Exposed beam, wood effect flooring, shaver point & radiator.

## Bedroom Two

8' 7" x 13' 10" (2.62m x 4.22m)

Irregular shaped room with built-in wardrobe & separate storage cupboard, carpeted flooring, extractor fan, radiator and 2 single glazed windows.

## Bathroom

Suite comprising low level WC, pedestal wash basin and bath with mixer tap & shower attachment. Part tiled walls, wood effect flooring, exposed beam, shaver point, spotlights, radiator & double glazed window.

## Outside

The property has 2 allocated parking spaces, one to the gravel parking area to the right of the main building and the second is located in the overflow car park down the driveway and is marked as Plot 165.

## Agent's Note

The property is subject to a Service Charge, Ground Rent & Major Works Charge, which combined is £4,840.12 per annum.



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.focalagent.com](http://www.focalagent.com)



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## Donthorn Court, Aylsham, Norwich

- 2 Double Bedrooms
- Second Floor Apartment
- Character Features
- 2 Allocated Parking Space
- Sought After Location

Tenure: Leasehold EPC Rating: Exempt

Council Tax Band: C Service Charge: 4710.12

Ground Rent: 130.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£170,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
AYS109935 - 0005

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