



**Barons Hall, Hall Close, Fakenham, NR21 8HQ**

**welcome to**

**Barons Hall, Hall Close, Fakenham**

**\*\*TENANT IN SITU – ACHIEVING £850 PCM\*\***

William H Brown are pleased to present this well-located two-bedroom first floor apartment, just a short distance from Fakenham town centre. Featuring spacious living accommodation, communal gardens and off-road parking, it's an ideal investment opportunity.



## Entrance Hall

Three storage cupboards and door to the front.

## Lounge

10' 1" x 15' 9" ( 3.07m x 4.80m )

Feature fireplace, carpet and wooden sash window to the rear.

## Kitchen

10' x 9' 7" ( 3.05m x 2.92m )

Kitchen with wall and base units, electric oven, electric hob with extractor over, composite sink with drainer, fridge freezer, dishwasher, space for washing machine, tiled splash back and wooden sash window to the rear.

## Bedroom One

9' 8" x 14' 6" ( 2.95m x 4.42m )

Feature fireplace, carpet, electric radiator and wooden sash window to the rear.

## Bedroom Two

7' 4" x 11' ( 2.24m x 3.35m )

Carpet, electric radiator and wooden sash window to the rear.

## Bathroom

Suite comprising of bath with shower over, wash hand basin, WC, part tiled and wooden sash window to the rear.



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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## Barons Hall, Hall Close, Fakenham

- **\*\*TENANT IN SITU, £850PCM\*\***
- **GUIDE PRICE £160,000 - £170,000**
- **TWO SIZEABLE BEDROOMS**
- **PERIOD FEATURES**
- **BRIGHT & AIRY THROUGHOUT**

Tenure: Leasehold EPC Rating: E

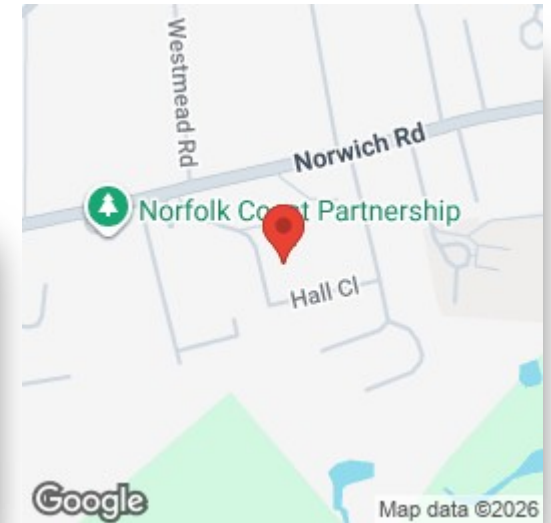
Council Tax Band: A Service Charge: 840.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 16 Oct 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£160,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
FKM108389 - 0008

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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