



2 Rocamaura Court, Briston

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Independent Estate Agents

Pointens





**2 Rocamaura Court, Briston
Norfolk NR24 2HN**
Holt 4 miles, Norwich 20 miles
North Norfolk Heritage Coast 8 miles

Spacious ground floor two bedroom apartment. Conveniently situated in the heart of this most sought after North Norfolk village. The property has off street parking and the extensive village amenities are on its doorstep.



GUIDE PRICE £175,000

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The Property

The property offered for sale is a very spacious two bedroom ground floor apartment. Constructed in the 1980's the accommodation is in good condition throughout and the accommodation briefly comprises: entrance lobby leading to a large sitting room, a well fitted out kitchen, separate utility room. Two double bedrooms and a bathroom. The property also enjoys replacement UPVC sealed unit double glazed windows and doors and electric heating. Outside to the front of the property is a small paved courtyard and there is off street shingled parking for two vehicles.

Location

Briston is a thriving village which has an extensive range of amenities to include two village shops, a bakery, butchers, garage, doctors surgery, a primary school and two public houses. Around four miles away is the market town of Holt. The centre of Holt comprises mainly of individual shops and businesses where a friendly and personal service still remains. The town is also home to Gresham's Public School. The North Norfolk coastline is about four miles distant with Salthouse, Cley, Blakeney and Morston all within easy reach. The County City of Norwich is around twenty miles distant from where there is a fast rail service to London Liverpool Street with an approximate fast journey time of 1 ¾ hours. Norwich Airport, offers access to most international destinations via Amsterdam (Schipol).

Directions

Leave Holt via the Norwich Road on the outskirts of the town. Turn right signposted to Hunworth Quarry. Proceed through Hunworth and after around two miles you will enter Briston. Proceed straight over at the cross roads. Take the first right turning into Church Street. Rocamaura Court will then be found on your left hand side next to the village Spa shop.

Accommodation

The accommodation comprises:

UPVC front door, leading to -

Entrance Lobby

Leading to:

Sitting Room (20'9 x 15'8)

Modern electric radiator, television and telephone point.

Kitchen (11'6 x 7'6)

Fitted range of base units with work surfaces over, inset one and half bowl sink unit with mixer tap, electric cooker, tiled splashbacks, re-circulating hood, range of matching wall units. Tiled floor, cupboard housing factory lagged hot water cylinder.

Utility Room (10' x 7'8)

Range of fitted base units with work surfaces over, plumbing for automatic washing machine and tumble drier. Tiled splashbacks and tiled floor.

Bedroom One (14' x 8'5)

Modern electric radiator.

Bedroom Two (12' x 9'1)

Modern electric radiator.

Inner Hall

Leading to -

Bathroom

Newly fitted out with a white suite comprising panelled bath with mixer tap and shower over, shower screen. Pedestal washbasin, wc. Tiled floor, electric shaver point, wall mounted electric heater.

Curtilage

To the front of the building is an allocated off street parking area for two vehicles.

General Information

Tenure: A 99 year lease was granted in 2017. There are three apartments in the building, each apartment owns 1/3 of the freehold of the building. There are no annual maintenance charges.

Services: Mains water, electricity and drainage are connected.

EPC:- D

Council Tax Band: Band A.

Local Authority: North Norfolk District Council, 01263 513811.

Viewings: Strictly via the sole agents, Pointens Estate Agents, tel 01263 711880.

Reference: H313488.



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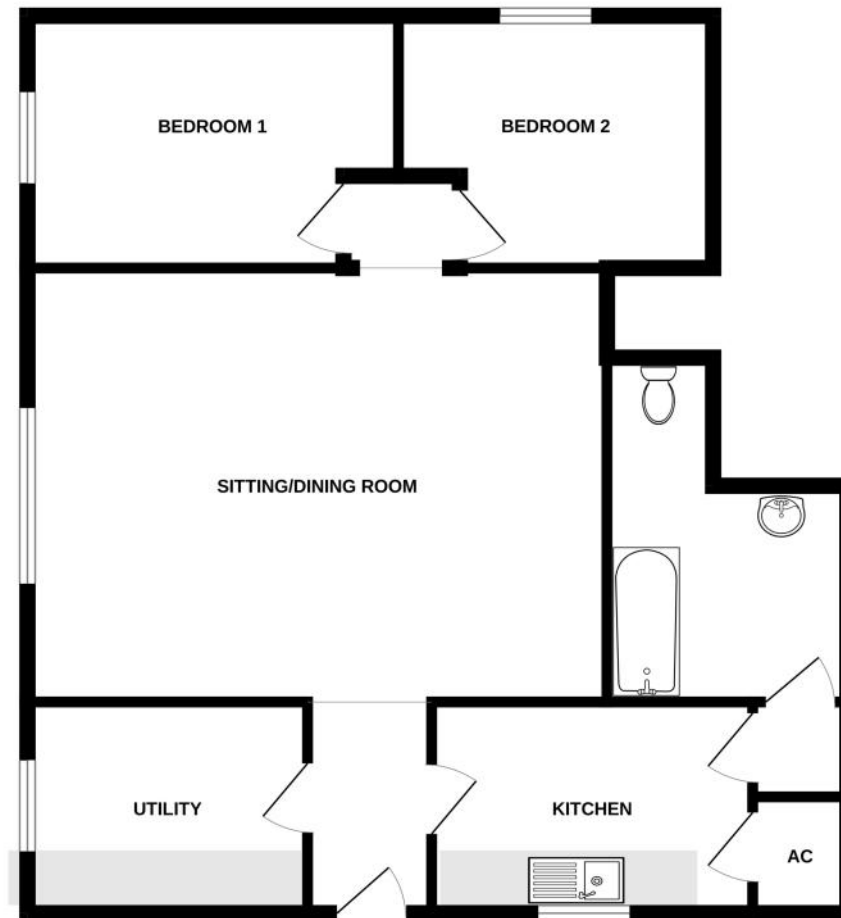
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GROUND FLOOR
848 sq.ft. (78.8 sq.m.) approx.



2 ROCAMAURA COURT, CHURCH STREET, BRISTON NR24 2HN

TOTAL FLOOR AREA: 848 sq.ft. (78.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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