

propertyladder



Manor Court, Aylsham, NR11

A Superbly Presented Two Bedroom Ground Floor Apartment!

OFFERS IN EXCESS OF £150,000 LEASEHOLD 962 Years



BRITISH
PROPERTY
AWARDS

2025



GOLD WINNER

ESTATE AGENT
IN NORWICH
(NR10-16)

EASY AYLSHAM LIVING WITH EVERYDAY CHARM!

Perfectly positioned within the heart of the ever-popular market town of Aylsham, this well-presented ground floor apartment offers an excellent opportunity for first-time buyers, downsizers, investors or anyone seeking a convenient and low-maintenance home within walking distance of everyday amenities.

The property is approached via a private entrance porch which leads directly into a bright and welcoming lounge/dining room, providing a comfortable space to relax or entertain. Beyond, the separate kitchen is fitted with a range of storage units and work surfaces, together with integrated cooking facilities and space for additional appliances.

An inner hallway leads to two well-proportioned double bedrooms, both enjoying pleasant natural light and offering flexible accommodation for guests, home working or additional storage if required. The accommodation is completed by a modern shower room featuring a walk-in shower, vanity unit and contemporary fittings.



“ a fantastic opportunity to enjoy town-centre living in one of Norfolk's most sought-after market towns ”

Overview

- Ground Floor Apartment In A Central Aylsham Location
- Two Generous Double Bedrooms
- Spacious Lounge And Dining Area
- Modern Fitted Kitchen
- Contemporary Shower Room With Walk-In Shower
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- Allocated Off-Road Parking Space
- Communal Gardens For Residents
- Walking Distance To Shops, Cafés And Amenities





Location

Manor Court enjoys an enviable position within the historic market town of Aylsham, one of North Norfolk's most desirable locations. The town offers an excellent range of independent shops, supermarkets, cafés, restaurants, healthcare facilities and highly regarded schools, all within easy reach.

Aylsham combines traditional market town charm with modern convenience and provides excellent access to Norwich, approximately ten miles to the south. The stunning Norfolk Broads, North Norfolk coastline and surrounding countryside are all close by, offering endless opportunities for walking, cycling and outdoor pursuits.

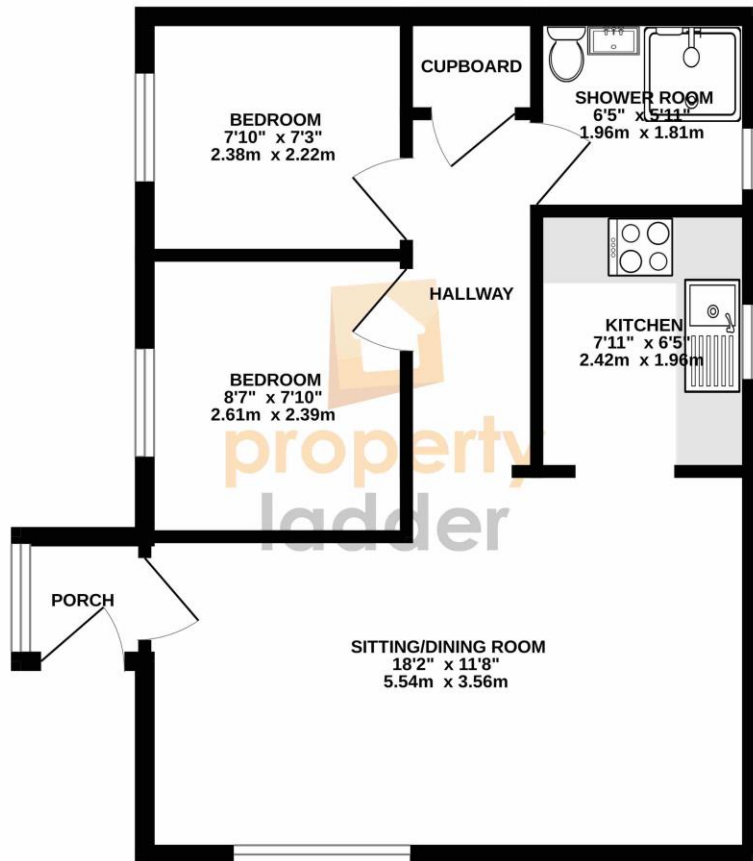


Outside

Outside, residents benefit from an allocated parking space along with access to communal gardens, providing a pleasant outdoor environment without the burden of extensive maintenance.

With an impressive lease term remaining, affordable annual service charges and a highly desirable location just moments from Aylsham's excellent range of shops, cafés, healthcare facilities and transport links, this apartment represents a fantastic opportunity to enjoy town-centre living in one of Norfolk's most sought-after market towns.

GROUND FLOOR
478 sq.ft. (44.4 sq.m.) approx.



FULL EPC AVAILABLE UPON REQUEST

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: A

LOCAL AUTHORITY: BROADLAND DISTRICT COUNCIL

SERVICES CONNECTED: MAINS WATER, MAIN DRAINS, MAINS ELECTRICITY, GAS CENTRAL HEATING

Selling your home?

If you are considering selling your home, please contact us for your no obligation free market appraisal.

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