



# EAST GROVE

Cromer Road, Holt, Norfolk, NR25 6DY  
Guide Price £185,000

**BROWN & CO**

## LOCATION

Flat 3, East Grove is located in the very heart of the popular Georgian market town of Holt, close to the North Norfolk coastal villages of Blakeney, Cley-next-the-Sea, Salthouse, Weybourne and Kelling.

There is a fantastic selection of quality independent retailers, boutiques, high street names and interesting antique shops in the centre of the town, alongside the famous Bakers & Larners department store with its fabulous food court, excellent butchers, bakers, fishmongers and a host of cafes, restaurants, bars and pubs. There is even a steam railway line, with trains to Sheringham every day.

The town has a thriving local community and is very popular with visitors to the area, many of whom support great local events throughout the year, such as the Holt Festival in the Summer and the Christmas Lights switch on in the winter. The town is also home to Gresham's, a prominent independent school, founded in 1555. There are a number of cultural events held at the school which are open to the public. The town is just a few miles from the coast and within easy reach of Fakenham, Sheringham & Cromer. There is also a train service running between Sheringham and Norwich and beyond.

## DESCRIPTION

Flat 3 at East Grove is a wonderfully spacious first floor apartment, situated in the heart of Holt, yet set back from the road in a small private development. The apartment has one bedroom, an en-suite shower room, a large open plan living space with a modern fitted kitchen. With windows looking out over the rooftops, the apartment is flooded with natural light and not overlooked.

There is a garage with parking in front, an outside and inside store, visitor parking and pretty shared patio garden.

On entering the flat from the private entrance hall on the first floor, you are welcomed into the spacious open plan living sitting and dining room. The modern fitted kitchen features top and bottom fitted cupboards, space for an under counter fridge, freezer and freestanding oven. There is plenty of room for dining and sitting room furniture, dual aspect windows looking out over the rooftops and an alcove, which is perfect for a writing desk.

Leading from the main living space is the double bedroom, with two windows looking out to the front of the property and next door is the smartly fitted shower room with mains pressure walk-in shower, loo, hand wash basin and heated towel rail.

## OUTSIDE

Approached from the Cromer Road via a private entrance, East Grove forms part of a small development of flats and individual houses. Flat 3 has the benefit of a garage, with parking in front and there is additional visitor parking for guests.

There is a locked outside store, with electric lighting, perfect for storing bikes or garden furniture and a further store inside the building on the ground floor.

To the rear of the building is a charming paved shared garden, with a border planted with mature flowering shrubs and bushes.

## GENERAL REMARKS & STIPULATIONS

**Tenure:** Leasehold with 962 years remaining. Freehold is held within a company of which all owners are directors.

**Service Charge:** (includes Ground Rent): £140 per month.

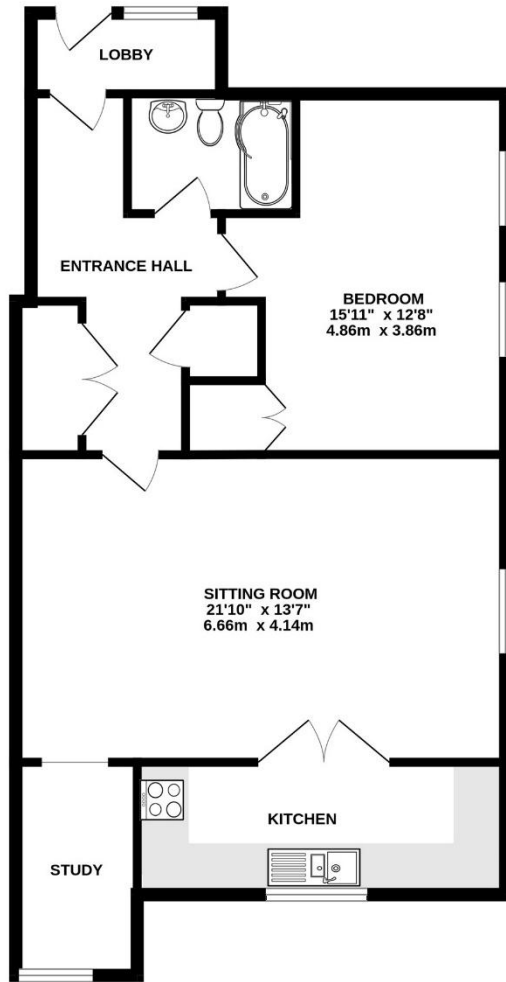
This lovely flat has been a second home for the current owners but could be let to tenants on a long term basis.

There is a covenant within the leases for the flats in the building that restricts owners from holiday letting.



1a Market Place, Holt, Norfolk, NR25 6BE  
01263 711167 | [holt@brown-co.com](mailto:holt@brown-co.com)





FLAT 3, CROMER ROAD, HOLT

TOTAL FLOOR AREA : 816 sq.ft. ( 75.8 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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1a Market Place, Holt, Norfolk, NR25 6BE  
01263 711167 | holt@brown-co.com

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