

Arnolds | Keys



81 St. Michaels Avenue, Aylsham, NR11 6YA

Guide Price £180,000

- NO ONWARD CHAIN
- GROUND FLOOR APARTMENT
- ALLOCATED OFF ROAD PARKING
- MAIN BEDROOM WITH ENSUITE
- AWARD WINNING DEVELOPMENT
- ACCESS TO THE COMMUNAL GARDENS
- OPEN PLAN LIVING ROOM/KITCHEN
- CLOSE TO AYLSHAM MARKET PLACE

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NO ONWARD CHAIN Situated within the award winning Hopkins Homes development this well presented ground floor apartment boasts access to the communal gardens with a delightful westerly aspect overlooking fields. The property offers allocated off road parking and is conveniently close to the market place in Aylsham.



Council Tax Band: A



DESCRIPTION

Situated within the sought after market town of Aylsham on the popular award winning Hopkins Homes development, this two bedroom ground floor apartment offers bright and well presented accommodation. The property benefits from it's own access from the living room to the garden which is ideally west facing and over looks the fields to the rear. The property comprises an entrance hall with built in storage cupboard, two bedrooms; one with an ensuite, shower room and an open plan living room/kitchen. The property also comes with an allocated off road parking space.

ENTRANCE HALL

Double glazed window to front aspect, timber door to main entrance, airing cupboard and separate built in storage cupboard, carpet.

BEDROOM ONE

Double glazed window to rear aspect, built in wardrobes, carpet, two electric heaters. Door to:-

ENSUITE

Fitted with a three piece suite comprising shower cubicle with mains connected shower, pedestal wash hand basin, WC, carpet, electric heater, shaver charging point and extractor fan.

BEDROOM TWO

Double glazed window to rear aspect, built in wardrobes, carpet, electric heater.

SHOWER ROOM

Double glazed window with obscured glass to front aspect, fitted with a three piece suite with walk in double cubicle with a mains connected and rainfall shower head, WC, pedestal wash hand basin, WC, electric heater, carpet.

LIVING ROOM/KITCHEN

Kitchen Area: Double glazed window to front aspect, fitted with a range of wall and base units with worksurface over, inset sink and drainer, space and plumbing for washing machine, tumble dryer, integrated double electric oven with four ring electric hob and cooker hood over, space for free standing fridge freezer, vinyl flooring.

Living Area: Double glazed French doors to the rear garden, carpet, electric heater.

EXTERNAL

The property features an allocated parking space within a residents parking area. There is a shared communal garden which this property has direct access to from the living room.

AGENTS NOTES

This property is Leasehold.

Mains drainage, electricity and water connected.

Council tax band: A

Maintenance charge: £1317.10 pa

Service charge: £115.00 pa

Years left on lease: 114

LOCATION

Aylsham is a sought after historic market town with a range of local amenities including supermarkets, doctors and dental surgeries, an opticians, local independent shops and plenty of places to eat. The town also offers highly rated pre, first and high schools, is approximately 10 miles north of the City of Norwich and close to the stunning Norfolk Broads, with plenty of walking routes and cycle paths.



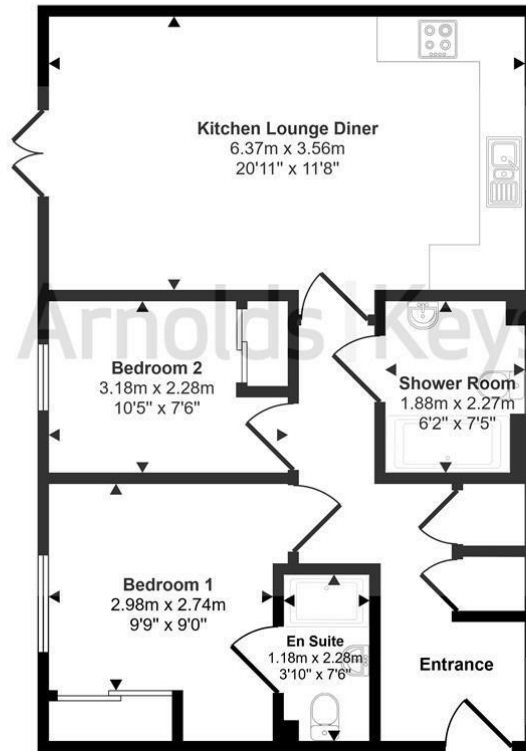
Viewings

Viewings by arrangement only. Call 01263 738444 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx Gross Internal Area
61 sq m / 655 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

