



FLAT 4, QUEEN ADELAIDE HOUSE

33 New Street, Holt, Norfolk, NR25 6JH
Guide Price £100,000

BROWN & CO

LOCATION

Holt is a beautiful Georgian County town which has been well preserved with an attractive range of boutique shops, cafes and restaurants. Gresham's Public School is situated within Holt, originally founded in 1515 it provides pre-prep, prep and senior schools.

The North Norfolk Coast is very close with superb walking, golfing, sailing and bird watching activities. The cathedral city of Norwich is just twenty three miles away. From Norwich there are direct trains to London Liverpool Street. Norwich Airport is a convenient gateway worldwide via Schiphol Airport.

DESCRIPTION

A one bedroom apartment forming part of the first floor of this fine building that was formally an inn, The Queen Adelaide, which closed in the 1960s. The Listed building has been converted into five flats, and each has an outside store. The accommodation briefly comprises communal entrance hallway with a spiral staircase leading to the first floor. A private entrance door opens to an entrance hallway, open plan kitchen/living room, double bedroom and shower room. The building lies a short walk from the High Street and represents a rare chance to acquire a conveniently located apartment in a charming town with an excellent array of shops and other facilities all within a short drive of the North Norfolk coast.

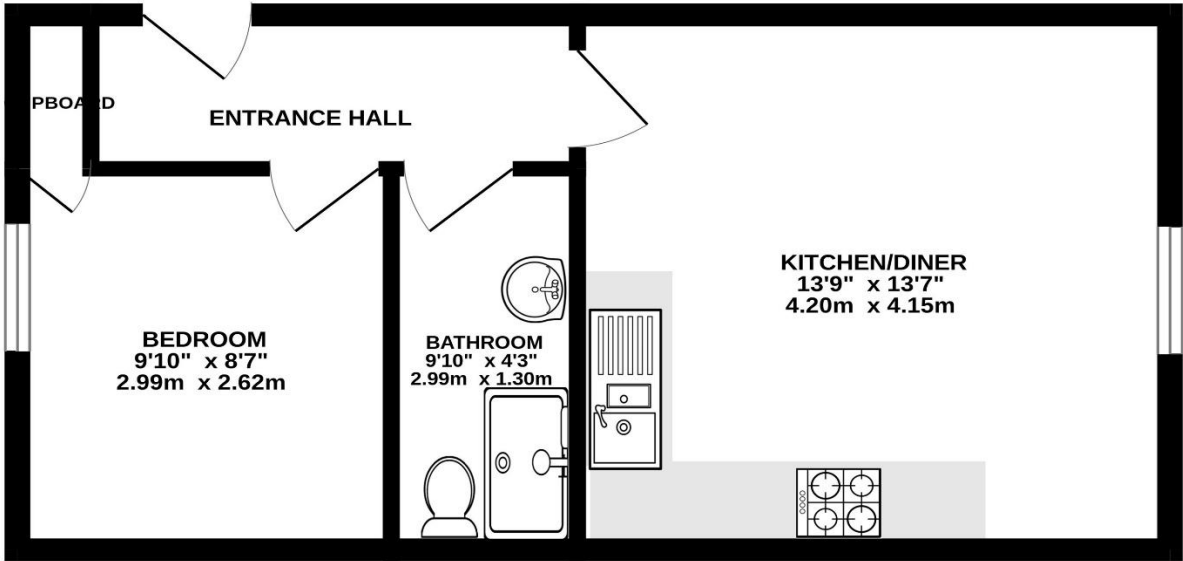
SPECIFICATION

- First Floor Apartment
- Popular Residential Location
- In Holt Town Centre
- Outside Store
- Communal Entrance Hallway
- Open Plan Kitchen/Living Room
- Double Bedroom
- Shower Room
- Electric Heating
- Grade II Listed Building
- Perfect Investment Opportunity
- No Onward Chain
- Leasehold – 116 Years Remaining
- Service Charge £500pa





GROUND FLOOR
364 sq.ft. (33.9 sq.m.) approx.



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TOTAL FLOOR AREA : 364 sq.ft. (33.9 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		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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