



Flat 3, Red Lion Street, Aylsham, Norwich, NR11 6ER

welcome to

Flat 3, Red Lion Street, Aylsham, Norwich

A well-presented first-floor apartment for the over 55s, ideally situated in the centre of Aylsham. Offering two double bedrooms, master with en-suite, lounge and fitted kitchen. Further benefits include lift access, communal parking and attractive communal gardens.



Entrance Hall

Two built in cupboards, telephone entry system.

Living Room

Double aspect room with two double glazed windows, TV point, wood effect floor.

Kitchen

Fitted with a range of wall and base level units, worksurface with tiled splashback, double electric oven and hob, sink and drainer unit with mixer tap over, built in dishwasher, built in fridge/freezer, double glazed window and wood effect floor

Bedroom 1

Spacious bedroom with double glazed window, TV point & Telephone point.

En-Suite

Fitted with a corner shower, wash hand basin, low level WC, light with shaver point, electric heater.

Bedroom 2

Currently used as a dining room this room has a double glazed window, wood effect floor.

Bathroom

Fitted with a suite comprising bath with mixer taps and shower attachment over, low level WC, wash hand basin, double glazed window.

Outside

This development has a charming communal garden in the centre with seating areas to enjoy this tranquil setting, there is also a communal parking area.

Location

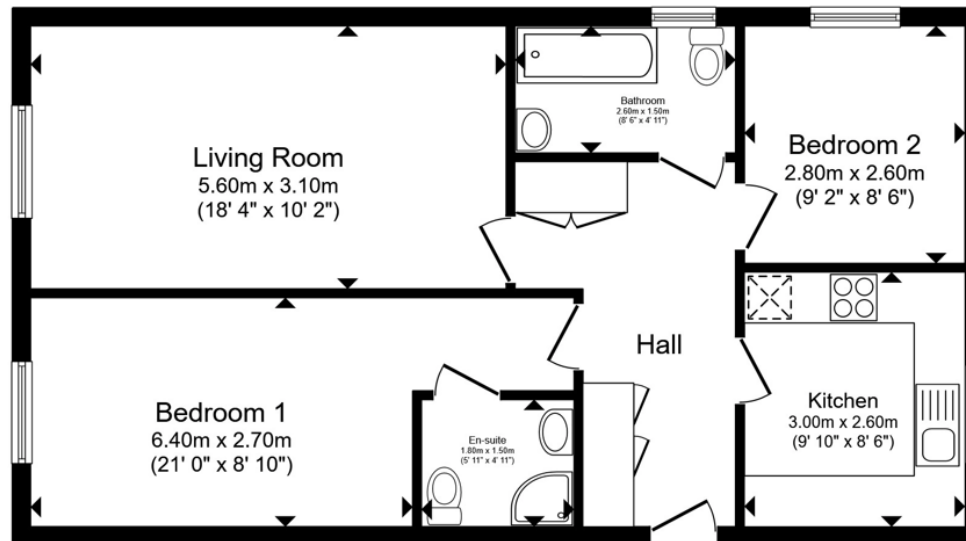
Aylsham is a popular and historic market town in Norfolk, offering a good range of everyday amenities including independent shops, cafés, pubs, restaurants, supermarkets and local services. The town is surrounded by attractive countryside and provides an excellent base for exploring the Norfolk coast and nearby North Norfolk villages. With good road links to Norwich and the coast, Aylsham is a popular choice for those looking for a well-connected yet peaceful Norfolk location, with plenty of amenities close at hand

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Agent's Note

Please note that the service charge for the previous 6 months was sitting at £2,420.50. This is subject to change and is reviewed every 6 months so the next 6 months could differ. The fee includes buildings insurance, water rates, personal alarm system and general fire alarm system, building maintenance including the lift, window cleaning, cleaning and decorating of the communal areas, external decoration, garden maintenance and general upkeep of the exterior areas.



Total floor area 64.9 m² (699 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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welcome to

Flat 3, Red Lion Street, Aylsham, Norwich

- Superb over 55s First Floor Flat
- Situated In The Town Centre With Communal Parking
- 2 Double Bedrooms, Master With En-Suite
- Fitted Kitchen, Double Glazing
- Lift Giving Access to the First Floor

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 4841.00

Ground Rent: 106.84

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
AYS110021 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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