



Angel Court, Cromer Road, North Walsham NR28 0UN

welcome to

Angel Court, Cromer Road, North Walsham

****NO ONWARD CHAIN**** This well presented two-bedroom first floor apartment is situated in the Over 55s development at Angel Court in North Walsham town centre and would make an ideal retirement home



Situated in the centre of North Walsham within walking distance of amenities, marketplace and public transport links, this surprisingly spacious two-bedroom apartment would make an ideal home for someone downsizing/retiring. The property offers accommodation comprising entrance hall, lounge, kitchen, two bedrooms and a bathroom. Externally, the property benefits from one allocated parking space and access to a communal lounge and garden area. Angel Court benefits from an elevator lift providing easy access to the first floor and a site manager who is regularly available.

Entrance Hall

Door from communal hallway, double glazed window to rear aspect, airing cupboard housing water tank, storage cupboard, telephone entry system, electric radiator and carpeted flooring.

Kitchen

Fitted kitchen with a range of wall and base units with work surfaces over, double eye level electric oven, electric hob with cooker hood above, two undercounter spaces for fridge and freezer, stainless steel sink drainer, tiled splashback, open shelving, extractor fan, vinyl flooring and a double-glazed window to the front aspect with fitted roller blind.

Lounge

Two double glazed windows to the front aspect, television point, intercom system, electric radiator and carpeted flooring.

Shower Room

Suite comprising shower cubicle with grab rails, WC, wash hand basin, heated towel rail, electric heater, wall mounted unit, shaving point, fully tiled walls and vinyl flooring.

Bedroom One

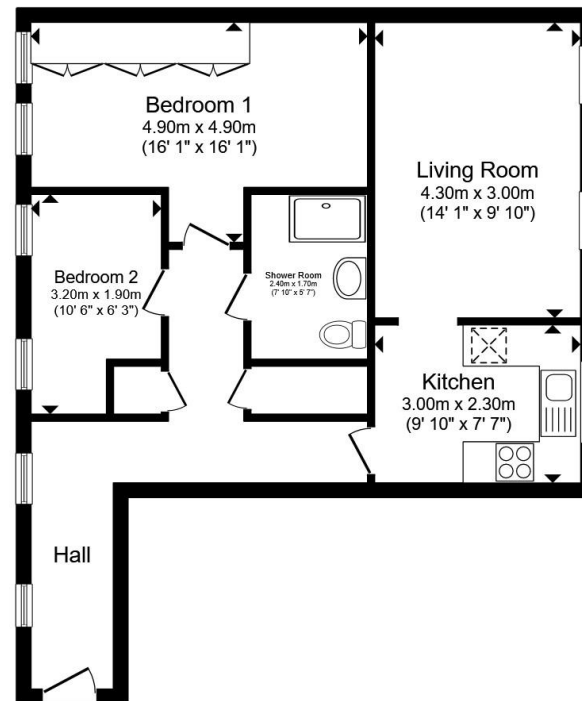
Two double glazed windows to the rear aspects with fitted blinds, television and telephone points, fitted wardrobes, electric radiator and carpeted flooring.

Bedroom Two

Two double glazed windows to the rear aspect with fitted blinds, electric radiator and carpeted flooring.

Exterior

Externally, the property benefits from one allocated parking space and access to a communal garden and residents' lounge



Floor Plan

Total floor area 57.2 m² (616 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



view this property online williambrown.co.uk/Property/NWM110114



welcome to

Angel Court Cromer Road, North Walsham

- Allocated Parking Space
- Communal Lounge and Gardens
- Elevator Lift providing Easy Access
- Two Bedroom Apartment
- Over 55s Development
- Town Centre Location
- No Onward Chain

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 3990.48

Ground Rent: 122.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1992. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NWM110114



Property Ref:
NWM110114 - 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.


william h brown



01692 402861



NorthWalsham@williamhbrown.co.uk



16 Market Street, NORTH WALSHAM, Norfolk,
NR28 9BZ



williamhbrown.co.uk