



23 Angel Court

Cromer Road, North Walsham, NR28 0UN

- No Age Restriction
- Offered With No Onward Chain
- Allocated Parking
- Situated just off the Town Centre

£140,000

EPC Rating 55D





Property Description

A well-presented two-bedroom first-floor flat offering a bright living area, a well-equipped kitchen, and a bathroom.

Both bedrooms are generously sized, with bedroom one benefiting from fitted storage. Further features include allocated parking and access to a well-maintained communal garden.

Conveniently located just a short walk from the town centre

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propertymark

PROTECTED



Location

North Walsham is a thriving North Norfolk market town offering a range of shopping facilities including a large Sainsbury's store, Waitrose, Lidl, all levels of schools including sixth form college, doctors' surgeries, restaurants and leisure facilities including the Victory swimming & fitness centre. The town also has a railway station providing regular services on the Norwich to Sheringham line. The sandy beaches of the North East Norfolk coast are about six miles from the town, the Norfolk Broads are about twelve miles to the south and the city of Norwich is approximately 17 miles distant.

Accommodation

Communal exterior door leading into communal hallway with staircase up to first floor. Private panelled entrance door opening to:

Entrance Hallway

Carpeted, coved and textured ceiling, wall mounted lights, pendant lights, wooden doors leading to all rooms, electric night storage heater, access to airing cupboard with slatted storage housing hot water tank, cupboard space.

Kitchen

7' 11" x 8' 4" (2.41m x 2.54m) Rolled counter top with tiled surround, integrated double oven, wash machine and tumble dryer, double sink with mixer tap, laminate flooring, coved and textured ceiling, strip light, wooden raised panel wall and base units, one uPvc double glazed window.

Lounge

15' 7" x 10' 4" (4.75m x 3.15m) Carpeted, electric night storage heater, pendant lights, two uPvc double glazed windows, coved and textured ceiling, arch access to kitchen.



Bedroom 1

12' 7" x 8' 10" (3.84m x 2.69m) Carpeted, one uPvc double glazed window, electric night storage heater, coved and textured ceiling, two pendant lights, 2'0 x 8'10 built in wardrobe.

Bedroom 2

8'2" x 5'11" (2.49m x 1.8m) Carpeted, coved and textured ceiling, pendant light, electric heater, uPvc double glazed window.

Bathroom

Laminate flooring, coved and textured ceiling, electric heated towel rail, close coupled wc, pedestal sink with tiled splashback, frosted glass uPvc window, walk in electric shower, shaver point.



Outside

The property has access to communal garden areas.

There is one designated parking space provided within the car park at the rear of the building.



Referrals

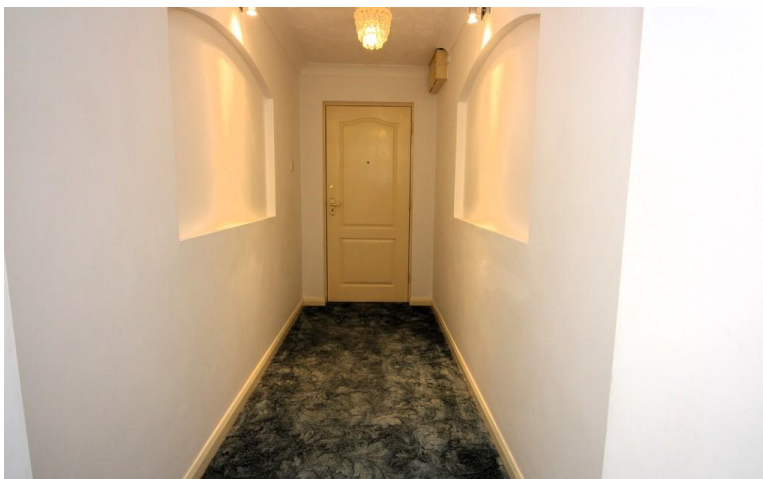
Acorn Properties are pleased to recommend a variety of local businesses to our customers.

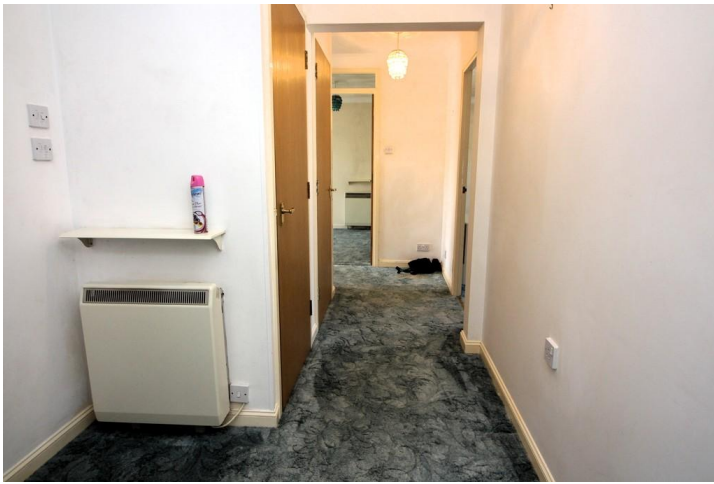
In most instances, these recommendations are made with no financial benefit to Acorn Properties.

However, if we refer our clients to our trusted local Solicitors, Surveyors or Financial Services, Acorn Properties may receive a 'referral fee' from these local businesses.

If a referral to our trusted local solicitors is successful, Acorn Properties receive a referral fee of £100 - £180 following the successful completion of the relevant sale or purchase. There is no obligation for any of our clients to use our recommended solicitors, but we find the existing relationships we have with these firms can be beneficial to all parties.

For each successful Financial Services referral Acorn Properties will receive an introducer's fee which is between 25 – 30% of the net initial commission/broker fee received by the advisor. There is no obligation for our clients to use our recommended mortgage services.





Viewings

By arrangement with the agents, Acorn Properties

☎ 01692 402019

Services

Mains electricity, water and drainage

Tenure

Leasehold

Possession

Vacant possession on completion

Council Tax Band

Band B

Directions

On foot from the Market Place, head into Market Street and cross over the road into Cromer Road. Turn left into Angel Court and to the rear is the communal door leading to the flat.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Floor Plan *(Not to scale and intended as an approximate guide to room layout only)*



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance only. Whilst every care has been taken to ensure their accuracy, they should not be relied upon solely and potential buyers are advised to check specific measurements as necessary.