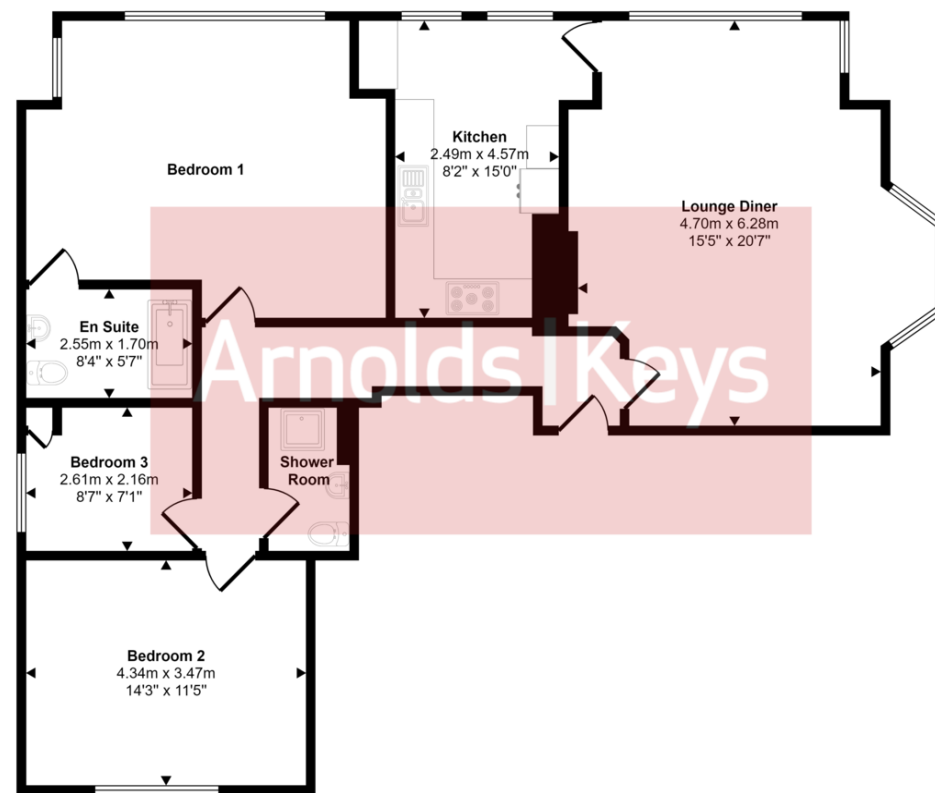




Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Approx Gross Internal Area
107 sq m / 1153 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.

Arnolds Keys refer sellers and buyers to various trusted firms for services associated with the home move process, for which in some cases a referral fee is paid to Arnolds Keys by the service provider. It is your decision whether you choose to deal with those firms. 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 Mortgage Advice Bureau (MAB) to sellers and buyer for mortgage advice. Should you decide to use MAB we would receive a referral fee of £250. Arnolds Keys recommend Hadley and Ottaway (H&O) for removal services. Should you decide to use H&O we would receive a referral fee of 10% of the net final invoice.

county@arnoldskys.com
01263 738444

County 01263 738444
City 01603 620551
Coastal 01263 822373

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.



The Grange, 48 Yarmouth Road, North Walsham, NR28 9AT

£265,000

Arnolds Keys present this beautiful, characterful first floor apartment set within 'The Grange', one of North Walsham's most recognised architectural landmarks and is situated within a highly sought after residential area approximately 0.5 miles from the Town centre itself.

Converted into six unique apartments set over three floors in 1997, The Grange boasts imposing architecture, opulent common areas with many original features, a convenient passenger lift, a mixture of private & communal gated grounds, allocated parking and generously proportioned living spaces.

- Unique & Characterful Three Bedroom Apartment
- 999 Year Lease (983 Years Remaining)
- Ground Rent £150 PA
- Service Charge (Including Insurance) Is £1200 PA
- Two Allocated Parking Spaces
- Communal Gardens

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Property Description

Front door in to:-

ENTRANCE HALL

Wall mounted security entry phone, carpeted flooring, smooth ceiling and radiator.

LOUNGE

Single glazed bay window to side and single glazed feature window to front aspect. Carpeted flooring, smooth ceiling, picture rail and wall lights. Feature fire place and radiator. Wall mounted heating thermostat, door to kitchen and door to inner hallway.

KITCHEN

Fitted with wall and base units with work surface and inset stainless steel sink with mixer tap and rinse bowl. Stainless steel gas hob with stainless steel splash back and electric oven, stainless steel extractor hood over. Built-in washing machine, dishwasher and fridge/freezer. Two feature windows with arched glazed top light to front. Laminate flooring, smooth ceiling with led lighting.



BEDROOM 1

Single glazed sliding sash box bay window and single glazed timber frames window to the front, carpeted flooring, smooth ceiling and radiator. Door to ensuite.

ENSUITE

Suite comprising pedestal wash hand basin, low level WC, panel sided bath with mixer tap and shower attachment. Extractor fan, heated towel rail. Tiled walls and ceiling, smooth ceiling with LED lights.

BEDROOM 2

Single glazed window to rear. Carpeted flooring, smooth ceiling and radiator.

BATHROOM

Suite comprising pedestal wash hand basin with mixer tap, low level WC, double shower cubicle with rain head attachment. Heated radiator and tiled walls.

BEDROOM 3

Double glazed window to the side. Carpeted flooring, smooth ceiling. Radiator. Central heating boiler behind cupboard.

OUTSIDE

Double gates leading to communal parking area where there are two allocated parking spaces. There is a communal garden, mainly laid to lawn with mature hedging, shrub beds, trees and seating benches. There is also clothes drying area. There is also a private shed for the apartment.

AGENTS NOTE

The property is held Leasehold.
Council Tax Band B
EPC Rating D

